

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

Wednesday, April 25, 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. Preliminary Budget for Fiscal Year 2007-2008.
 - b. Los Angeles County Sanitation District No. 14 & No. 20 – Sphere of Influence Amendment.
 - c. Los Angeles County Sanitation District No. 20 – Annexation 75 (relates to 3b).
 - d. Los Angeles County Sanitation District No. 20 – Annexation 76 (relates to 3b).
 - e. Los Angeles County Sanitation District No. 20 – Annexation 77 (relates to 3b).
 - f. Santa Clarita Valley Sanitation District (Formerly Los Angeles County Sanitation District No. 26 & No. 32) – Annexation 1007

4. **REQUESTS FOR APPROVAL WITHOUT NOTICE AND HEARING**
 - a. Los Angeles County Waterworks District No. 40 - Annexation 2005-18.
 - b. Los Angeles County Waterworks District No. 40 - Annexation 2005-34.

5. **OTHER ITEMS**

- a. Request to Terminate Annexation 2006-49
- b. 2007 CALAFCO Conference – Sacramento, CA.
- c. Operating Account Register for January and February 2007
- d. Approve minutes of the meeting held March 25, 2007.
- e. Municipal Service Review and Sphere of Influence Update.
- f. 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**

May 9, 2007
May 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

APRIL 25, 2006

LAFCO PRELIMINARY OPERATING BUDGET

Fiscal Year 2007/2008

Agenda Item No. 3a.

The proposed Preliminary Budget for fiscal year 2007/2008 is attached to this staff report along with a proposed funding allocation for the Los Angeles cities and independent special districts.

In addition to processing applications for annexations and reorganizations of local governments, LAFCO continues to devote staff and consultant time and resources to completing the State Legislature's directive regarding the preparation and completion of Sphere of Influence (SOI) updates and Municipal Service Reviews (MSR). LAFCO has completed 179 of its 180 required reviews. It is anticipated that the last MSR/SOI will be completed by July, 2007. Starting calendar year, January 1, 2008 LAFCO will be required to start its next five (5) year study. The new series of reviews are expected to be significantly reduced in effort because of the success of our original program.

Expenses:

Total expenses for FY 2007/2008 are estimated at \$ 969,876.55.00 compared to the \$899,812.00 for FY 2006/2007. This reflects a budget increase from the prior year budget of (\$70,064.55) or 8.0%. The main impact causing the budget increase will come from the strong probability of three (3) city incorporations and the start up of the new MSR/SOI process. Salaries and Employee Benefits are further adjusted to reflect a basic cost of living increase as provided for in all employee employment contracts. All other expenses have been adjusted, up or down, to reflect staff's best estimate of cost.

Revenues:

While it is difficult to project future revenues, staff has applied the amount of \$75,000 to the projected revenue stream. While construction/development tendencies appear to show signs of becoming soft, the projected revenue stream should still be appropriate inasmuch as there is still need for infrastructure growth in many of the development areas.

Allocation Among Local Agencies:

The allocation of LAFCO's projected \$969,876.55 net operating costs, as indicated on the attached LAFCO Preliminary Budget for FY 2007/2008, is calculated pursuant to Government Code Section 56381.

Recommendation

Staff recommends adoption of the attached preliminary budget for Fiscal Year 2007/2008.

April 4, 2007

To: The County of Los Angeles
All Cities of the County of Los Angeles
Clerk and/or the Chair of the City Selection Committee
All Independent Special Districts of the County of Los Angeles
Clerk and/or of the Chair of the Independent Special Districts Selection Committee

Subject: **Notice of Public Hearing Regarding LAFCO's Proposed Preliminary Budget for Fiscal Year 2007/2008; Allocation of Net Operating Costs.**

Reference: 1. LAFCO Proposed Budget for FY 2007/2008
2. Notice of Hearing—Consideration of the FY 2007/2008 Proposed Preliminary Budget

Pursuant to Government Code section 56381, at 9:00 a.m. on April 25, 2007 the Local Agency Formation Commission for Los Angeles County (LAFCO) will hold a public hearing to consider staff's submittal of its proposed preliminary budget for fiscal year 2007/2008. LAFCO has enclosed the Notice of Hearing and LAFCO's proposed budget which contains the operating expenses and revenue sources for 2007/2008.

Pursuant to the Cortese-Knox-Hertzberg Act, LAFCO's annual operational costs are now to be apportioned among all of the classes of public agencies that select members on the Commission in proportion to the number of members selected by each class. The public agencies that participate on the Commission are: County of Los Angeles (the county), the City of Los Angeles, the other 87 cities in the county, and the 54 independent special districts in of the county. Page 2 of LAFCO's proposed budget sets forth the proposed allocation of net operating costs among these local agencies based upon the number of members they select to sit on the Commission. The proposed allocation is an estimate only and no payment should be made at this time.

Comments regarding the proposed budget and allocation of costs may be raised at the public hearing or may be mailed to LAFCO, but must be received no later than 5:00 p.m. on April 23, 2007.

If you have any questions regarding the proposed budget or the public hearing, please contact LAFCO staff at (818) 254-2454.

Very truly yours,

Sandor L. Winger
Deputy Executive Officer
Per 1

NOTICE OF PUBLIC HEARING
LOCAL AGENCY FORMATION COMMISSION
FOR LOS ANGELES COUNTY

NOTICE IS HEREBY GIVEN that pursuant to Section 56381 of the California Government Code the Local Agency Formation Commission for Los Angeles County will hold a public hearing to consider the Proposed Preliminary Budget for Fiscal Year 2007/2008.

The hearing will be held at 9:00 a.m. on the 25th day of April 2007, in Room 381 of the Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California. Interested persons may present testimony at said hearing and/or may submit comments by mail to the LAFCO Office at 700 North Central Ave., Suite 445, Glendale, California 91203 by 5:00 p.m. April 23, 2007. Written correspondence may also be filed with the Executive Officer the day of the said hearing prior to the conclusion of this hearing.

For further information, contact the LAFCO Office at (818) 254-2454.

BY ORDER OF THE LOCAL AGENCY FORMATION COMMISSION.

Sandor L. Winger
Executive Office

LAFCO Proposed Budget for FY 2007/2008

Allocation of Net Operating Cost

County of Los Angeles	38.462%	373,033.92
City of Los Angeles	15.385%	149,215.51
87 Other Cities	23.077%	223,818.41
54 Special Districts	23.077%	223,818.41
TOTAL ALLOCATED COSTS	100.000%	969,886.25

**ALLOCATION OF LAFCO NET OPERATING COSTS
TO CITIES
FISCAL YEAR 2007/2008**

City	Total Revenue (1)	Allocation of Net Operating Cost
Agoura Hills	\$ 16,926,864	\$ 540.97
Alhambra	73,287,761	2,342.21
Arcadia	51,459,534	1,644.60
Artesia	9,055,839	289.42
Avalon	12,352,432	394.77
Azusa	83,348,016	2,663.72
Baldwin Park	28,483,414	910.30
Bell	20,218,999	646.18
Bell Gardens	22,931,826	732.88
Bellflower	33,576,629	1,073.08
Beverly Hills	182,028,186	5,817.44
Bradbury	835,482	26.70
Burbank	529,047,385	16,907.84
Calabasas	30,480,234	974.12
Carson	60,472,251	1,932.63
Cerritos	71,837,586	2,295.86
Claremont	36,610,900	1,170.05
Commerce	46,453,193	1,484.60
Compton	92,188,815	2,946.27
Covina	37,186,722	1,188.45
Cudahy	8,536,482	272.82
Culver City	99,838,087	3,190.73
Diamond Bar	18,198,852	581.62
Downey	114,290,344	3,652.61
Duarte	12,893,226	412.05
El Monte	77,524,821	2,477.62
El Segundo	60,676,018	1,939.15
Gardena	52,149,555	1,666.65
Glendale	433,020,953	13,838.93
Glendora	31,992,125	1,022.44
Hawaiian Gardens	12,317,154	393.64
Hawthorne	98,571,241	3,150.24
Hermosa	24,505,877	783.18

Beach			
Hidden Hills	1,403,961		44.87
Huntington Park	37,137,830		1,186.89
Industry	65,773,778		2,102.07
Inglewood	140,806,977		4,500.05
Irwindale	20,303,051		648.87
La Canada Flintridge	19,480,094		622.56
La Habra Heights	4,168,942		133.24
La Mirada	27,635,127		883.19
La Puente	12,785,301		408.61
La Verne	31,676,466		1,012.35
Lakewood	50,535,102		1,615.05
Lancaster	89,479,923		2,859.69
Lawndale	13,181,266		421.26
Lomita	10,908,617		348.63
Long Beach	1,311,603,202		41,917.56
Los Angeles			
Lynwood	43,729,232		1,397.54
Malibu	17,726,156		566.51
Manhattan Beach	57,915,674		1,850.93
Maywood	8,527,352		272.53
Monrovia	35,640,320		1,139.03
Montebello	68,483,519		2,188.67
Monterey Park	75,656,514		2,417.91
Norwalk	58,461,056		1,868.36
Palmdale	63,175,812		2,019.04
Palos Verdes Estates	14,191,368		453.54
Paramount	35,404,201		1,131.48
Pasadena	531,496,054		16,986.09
Pico Rivera	44,156,578		1,411.20
Pomona	131,846,164		4,213.68
Rancho Palos Verdes	19,561,904		625.18
Redondo Beach	78,164,666		2,498.07
Rolling Hills	2,153,801		68.83
Rolling Hills Estates	6,357,104		203.17
Rosemead	19,326,966		617.67

\$

San Dimas	19,357,514	618.65	
San Fernando	23,803,365	760.73	
San Gabriel	24,478,909	782.32	
San Marino	16,628,986	531.45	
Santa Clarita	127,828,286	4,085.27	
Santa Fe Springs	55,771,365	1,782.40	
Santa Monica	398,924,451	12,749.24	
Sierra Madre	16,513,468	527.75	
Signal Hill	23,676,319	756.67	
South El Monte	9,955,233	318.16	
South Gate	53,643,964	1,714.41	
South Pasadena	22,750,008	727.07	
Temple City	11,386,601	363.90	
Torrance	216,818,119	6,929.30	
Vernon	149,394,472	4,774.50	
Walnut	12,397,232	396.20	
West Covina	59,002,237	1,885.65	
West Hollywood	63,154,434	2,018.35	
Westlake Village	9,515,850	304.12	
Whittier	56,139,985	1,794.18	
Total	\$ 7,003,291,679	\$ 223,818.41	\$

(Amount from FY 07-08 report. This is for information only, not for billing).

Los Angeles	10,098,911,272	
ALL CITIES	17,102,202,951	

**ALLOCATION OF LAFCO NET OPERATING COSTS
TO INDEPENDENT SPECIAL DISTRICTS
FISCAL YEAR 2007/2008**

Special District	Total Revenue (1)	Allocation of Net Operating Cost
CALIFORNIA WATER DISTRICT		
Walnut Valley Water District	\$ 28,696,081	\$ 11,290.50
CEMETERY DISTRICTS		
Artesia	319,364	125.65
Downey	56,921	22.40
Lancaster	236,937	93.22
Little Lake	161,007	63.35
Wilmington	176,874	69.59
COMMUNITY SERVICES DISTRICTS		
Bradbury Estates	349,250	137.41
Pasadena Glen	15,170	5.97
Point Dume	1,924	0.76
COUNTY WATER DISTRICTS		
Crescenta Valley	7,859,488	3,092.32
Green Valley	192,231	75.63
La Habra Heights	3,394,083	1,335.41
La Puente Valley	3,160,389	1,243.46
Newhall	8,352,284	3,286.22
Orchard Dale	2,411,078	948.64
Palmdale Water	20,982,421	8,255.56
Pico	2,649,171	1,042.32
Quartz Hill	4,174,089	1,642.30
Rowland Area	11,771,353	4,631.45
San Gabriel	4,063,808	1,598.91
Sativa	765,607	301.23
Valley	5,851,266	2,302.19
West Valley	197,045	77.53
HEALTH CARE/HOSPITAL DISTRICTS		
Antelope Valley	(2) 0	0.00
Beach Cities	7,693,520	3,027.02
IRRIGATION DISTRICTS		
Kinneloa	841,063	330.92
La Canada	3,125,241	1,229.63
Littlerock Creek	1,739,700	684.49
Palm Ranch	1,075,107	423.00
South Montebello	2,211,700	870.20
LIBRARY DISTRICTS		
Altadena	1,842,887	725.09

Palos Verdes	4,695,553	1,847.47
MOSQUITO ABATEMENT AND/OR VECTOR CONTROL DISTRICTS		
Antelope Valley Mosquito and Vector Control	680,142	267.60
Compton Creek Mosquito Abatement	207,287	81.56
Greater Los Angeles County Vector Control	4,894,261	1,925.65
Los Angeles County West Vector Control	2,943,630	1,158.17
San Gabriel Valley Mosquito and Vector Control	1,858,941	731.40
MUNICIPAL WATER DISTRICTS		
Central Basin	43,322,702	17,045.36
Foothill	8,242,130	3,242.88
Golden Valley	196,922	77.48
Huntington	10,002	3.94
Las Virgenes	41,832,916	16,459.21
San Gabriel Valley	6,928,034	2,725.84
Upper San Gabriel Valley	26,867,997	10,571.24
Three Valleys	48,328,065	19,014.73
West Basin	104,473,772	41,105.32
RECREATION & PARK DISTRICTS		
Miraleste	144,639	56.91
Ridgecrest Ranchos	17,269	6.79
Westfield	22,778	8.96
RESOURCE CONSERVATION DISTRICTS		
Antelope Valley	185,720	73.07
Santa Monica Mountains	783,744	308.36
WATER AGENCIES		
Antelope Valley-East Kern	30,451,694	11,981.25
Castaic Lake	87,434,773	34,401.31
WATER REPLENISHMENT DISTRICT		
Water Replenishment District of Southern California	29,969,513	11,791.54
Total	\$ 568,859,543	\$ 223,818.41

STAFF REPORT

April 25, 2007

Agenda Item No. 3b

Sphere of Influence Amendment County Sanitation District No. 14 & No. 20

The following is to request a sphere of influence amendment of 215.757 acres of inhabited territory to Los Angeles County Sanitation District No. 14 and No. 20.

Proposal Area: The subject territory consists of an existing tract of 8 developed single-family homes (Annexation No. 77 to District No. 20), two additional tracts and church currently being developed (Annexation No. 75 to District No. 20), and vacant land to include 492 proposed single-family homes (Annexation 76 to District No. 20). The subject territory is located adjacent to residential and vacant areas.

Location: The subject territory is located northwesterly of Elizabeth Lake Road all within the City of Palmdale served by Avenue O-12, Rancho Vista Boulevard, Avenue P-6, Avenue P-8, Elizabeth Lake Road, 20th Street West, 22nd Street West, and 25th Street West.

Background: County Sanitation Districts submitted three separate applications to annex territory to District No. 20 (Annexation Nos. 75, 76, and 77). The territories are currently located within the Sphere of Influence boundary of District No. 14. In addition, there are two vacant parcels adjacent to the annexation areas. The subject territories along with the vacant parcels flow by gravity to District No. 20. The District has requested a sphere of influence amendment for the three annexations and two vacant parcels to be removed from District No. 14 sphere of influence boundary in which the said territories be transferred and included in District No. 20 sphere boundary.

CEQA: CEQA documentation is provided for each of the three respective pending annexations. The negative declaration adopted by the City of Palmdale is adequate for consideration of this proposal for Annexation 75 and Annexation 77. The mitigated negative declaration adopted by the City of Palmdale is adequate for consideration of this proposal for Annexation 76.

Conclusion: It has been determined that the proposed sphere of influence amendment will provide a clean, logical boundary line and have the respective territories within the direction of flow by gravity.

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 Amending the Sphere of Influence of County Sanitation District No. 14 & No. 20.

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

MAKING DETERMINATIONS APPROVING AND AMENDING THE SPHERE OF INFLUENCE OF
LOS ANGELES COUNTY SANITATION DISTRICT
NO. 14 & NO. 20

WHEREAS, the County Sanitation District No. 14 & 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 sphere of influence amendment is to provide a clean, logical boundary line and have the respective territories within the direction of flow by gravity; 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 215.757 acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Amending the Sphere of Influence for District No. 14 & No. 20"; and

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

WHEREAS, on April 25, 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 the Sphere of Influence Amendment to

County Sanitation District No. 14 and No. 20, 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 City of Palmdale and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.

2. The Commission hereby amends the sphere of influence of County Sanitation District No. 14 and No. 20 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 land use is vacant and residential land. The proposed land use is residential, a proposed church facility, and vacant land designated for single-family residential uses. The current zoning is R-1-7,000, single-family residential with a minimum lot size of 7,000 square feet and R-1-20,000, single-family residential with a minimum lot size of 20,000 square feet.

- 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 Palmdale Water Reclamation Plant 2025 Facilities Plan and Environmental Impact Report.

- 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 Palmdale Water Reclamation Plant (PWRP). The PWRP has a design capacity of 15 mgd and currently

processes an average flow of 9.6 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. 14 services a large area west of the proposed sphere of influence (SOI) amendment. County Sanitation District No. 20 services a large area east of the proposed SOI amendment.

3. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution to the General Manger of the District.

PASSED AND ADOPTED this 25th day of April 2007.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

STAFF REPORT

April 25, 2007

Agenda Item No. 3c, 3d, 3e

Annexation Nos. 75, 76, 77 To
County Sanitation District No. 20

At the request of the landowners, County Sanitation Districts filed three separate requests to annex territory into the boundary of District No. 20. While the subject territory is adjacent to the sphere of influence (SOI) boundary of District No. 20, the territory lies within the (SOI) of District No. 14. Under Government Code Section 56375.5, the statute indicates that territory cannot be annexed into an agency's boundary if it is not consistent with the agency's SOI boundary. In view of that, the action proposed under Agenda Item No. 4c will make the necessary adjustments to the SOI boundary of County Sanitation District Nos. 14 and 20 to accommodate these annexations:

Annexation No. 75 (Agenda Item No. 3c)

The following is a request to annex 12.834 acres of uninhabited territory to Los Angeles County Sanitation District No. 20.

Proposal Area: The annexation consists of vacant land located in a residential community. The territory is being developed for a proposed church facility.

Location: The subject territory is located at the northwest corner of Avenue P and 20th Street West all within the City of Palmdale.

Factors to be Considered Pursuant to Government Code Section 56668:

1. *Population:* Current population –0
2. *Landowner:* International Church of the Foursquare Gospel
3. *Topography, Natural Boundaries and Drainage Basins:* The topography is flat.
4. *Zoning, Present and Future Land Use:* There is no pre-zoning of the proposed annexation. The present land use is vacant. The territory is being developed to include a proposed church facility.
5. *Surrounding Land Use:* The surrounding land use is residential and vacant residential land.

6. *Assessed Value:* Not applicable.
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 Stage IV Expansion Project Report. The wastewater generated by the proposed project will be treated at the Palmdale 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 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 not currently within the sphere of influence of District No. 20. The territory lies within the SOI of District No. 14. Staff has recommended a sphere amendment as a separate action under Agenda Item No. 3b. This Annexation cannot be approved unless the SOI is amended as recommended.
11. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
12. *Correspondence:* No correspondence has been received.

CEQA: The negative declaration adopted by the City of Palmdale 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: It has been determined that the proposal will not have a significant effect on the environment. 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. 75 to County Sanitation District No. 20.

Annexation No. 76 (Agenda Item No. 3d)

The following is a request to annex 162.779 acres of inhabited territory to Los Angeles County Sanitation District No. 20.

Proposal Area: The annexation consists of a residential tract currently being developed to include 492 proposed single-family homes within a residential community; 54 single-family homes have already been constructed.

Location: The subject territory is located on 20th Street West at its intersection with Elizabeth Lake Road all within the City of Palmdale.

Factors to be Considered Pursuant to Government Code Section 56668:

1. *Population:* Current population –158
2. *Landowner:* There are numerous landowners for this annexation.
3. *Topography, Natural Boundaries and Drainage Basins:* The topography is flat.
4. *Zoning, Present and Future Land Use:* The current zoning is R-I-7,000, Single Family Residential, 3.1-6D.U. per acre. The present land use is residential. The territory is being developed to include 492 proposed single-family homes.
5. *Surrounding Land Use:* The land use in the surrounding territory is residential.
6. *Assessed Value:* \$13,768,520
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 (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 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 not currently within the sphere of influence of District No. 20. The territory lies within the SOI of District No. 14. Staff has recommended a sphere amendment as a separate action under Agenda Item No. 3b. This Annexation cannot be approved unless the SOI is amended as recommended.
11. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
12. *Correspondence:* No correspondence has been received.

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

Conclusion: It has been determined that the proposal will not have a significant effect on the environment. 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. 76 to County Sanitation District No. 20.
4. Pursuant to Government Code Section 57002, set June 13, 2007 at 9:00 a.m., as the date for Commission protest proceedings.

Annexation No. 77 (Agenda Item No. 3e)

The following is a request to annex 2.544 acres of uninhabited territory to Los Angeles County Sanitation District No. 20.

Proposal Area: The annexation consists of a residential tract located within a residential community. The territory has been developed with 8 single-family homes.

Location: The subject territory is located on 22nd Street West approximately 1,000 feet south of Avenue P all within the City of Palmdale.

Factors to be Considered Pursuant to Government Code Section 56668:

1. *Population:* Current population –23
2. *Landowner:* There are numerous landowners for this annexation.
3. *Topography, Natural Boundaries and Drainage Basins:* The topography is flat.
4. *Zoning, Present and Future Land Use:* The current zoning is R-I-7,000 for Single Family Residential with a minimum lot of 7,000 square feet. The present land use is residential. The territory has been developed with 8 single-family homes.
5. *Surrounding Land Use:* The land use in the surrounding territory is residential.
6. *Assessed Value:* \$997,058
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 (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 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 not currently within the sphere of influence of District No. 20. The territory lies within the SOI of District No. 14. Staff has recommended a sphere amendment as a separate action under Agenda Item No. 3b. This Annexation cannot be approved unless the SOI is amended as recommended.

11. *Tax Resolution*: All affected agencies have adopted a negotiated tax exchange resolution.

12. *Correspondence*: No correspondence has been received.

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

Conclusion: It has been determined that the proposal will not have a significant effect on the environment. 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. 77 to County Sanitation District No. 20.
4. Pursuant to Government Code Section 57002, set June 13, 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 AND ORDERING
CERTAIN UNINHABITED TERRITORY
DESIGNATED AS ANNEXATION NO. 75 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 church facility; 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 12.834 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 75"; and

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

WHEREAS, on April 25, 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. 75, and under State

CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the negative declaration adopted by the City of Palmdale and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.

2. Annexation No. 75 to the County Sanitation District No. 20 is hereby approved subject to the following terms and conditions:
 - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
 - b. The regular County assessment roll is utilized by the District.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
3. Pursuant to Government Code Section 56663(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. 20.
5. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate

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

PASSED AND ADOPTED this 25th day of April 2007.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

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. 76 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 the proposed development of 492 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 162.779 acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 76"; and

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

WHEREAS, on April 25, 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. 76, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and

reached its own conclusions regarding the environmental effects of the project and the mitigated negative declaration adopted by the City of Palmdale and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.

2. Annexation No. 76 to the County Sanitation District No. 20 is hereby approved subject to the following terms and conditions:
 - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
 - b. The regular County assessment roll is utilized by the District.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
3. The Commission hereby sets the protest hearing for June 13, 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 25th day of April 2007.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

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. 77 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 8 existing single-family homes; and

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

WHEREAS, the territory consists of 2.544 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 77"; and

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

WHEREAS, on April 25, 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. 77, and under State

CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the negative declaration adopted by the City of Palmdale and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.

2. Annexation No. 77 to the County Sanitation District No. 20 is hereby approved subject to the following terms and conditions:
 - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
 - b. The regular County assessment roll is utilized by the District.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
3. The Commission hereby sets the protest hearing for June 13, 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 25th day of April 2007.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

STAFF REPORT

April 25, 2007

Agenda Item No. 3f

Annexation No. 1007 To Santa Clarita Valley Sanitation District (formerly known as County Sanitation District No. 26 & No. 32)

The following is a request to annex 421.903 acres of uninhabited territory to Los Angeles County Sanitation District No. 26.

Proposal Area: The annexation consists of vacant land, located within vacant and residential areas. The territory is being developed to include 209 proposed single-family homes and a proposed golf course.

Location: The subject territory is located on Hasley Canyon Road approximately $\frac{3}{4}$ of a mile west of the Golden State Freeway (I-5) all within unincorporated County territory.

Factors to be Considered Pursuant to Government Code Section 56668:

1. *Population:* Current population – 0
2. *Landowners:* Los Valles Co. Inc., Pacten Valencia Gateway VI
3. *Topography, Natural Boundaries and Drainage Basins:* The topography is hillsides and valleys sloping from north to south.
4. *Zoning, Present and Future Land Use:* The current zoning is A-2-2, Heavy Agricultural-two acres required area. The present land use is vacant. The territory is being developed to include 209 proposed single-family homes and a proposed golf course.
5. *Surrounding Land Use:* The surrounding land use is residential and vacant residential.
6. *Assessed Value:* \$15,303,752
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 project site is zoned A-2-2 (Heavy Agricultural), where residential uses are permitted with minimum lot size of 10,000 square feet per the Hasley Canyon Project Draft Environment Report (EIR). The proposed project is consistent with the existing zoning with minimum residential lots of 15,000 square feet. A Conditional Use Permit (CUP) has been filed in association with the project for approval of land use allowing a gross housing density of 0.5 dwelling units per acre (DU/AC) and golf course development.
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.
11. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
12. *Correspondence:* No correspondence has been received.

CEQA: The environmental impact report adopted 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: 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. 1007 to County Sanitation District No. 26.

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. 1007 ANNEXED TO THE
SANTA CLARITA VALLEY SANITATION DISTRICT

WHEREAS, the Santa Clarita Valley Sanitation District 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 unincorporated County territory; and

WHEREAS, the principal reason for the proposed annexation is to provide sewage disposal for the development of 209 proposed single-family homes and a proposed golf course; 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 421.903 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 1007"; and

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

WHEREAS, on April 25, 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. 1007, 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 environmental impact report certified 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.

2. Annexation No. 1007 to the Santa Clarita Valley County Sanitation District 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.
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 25th day of April 2007.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

Staff Report

April 25, 2007

Agenda Item No. 4a Los Angeles County Waterworks District No. 40 Annexation No. 2005-18

The proposal before you is a request to annex 102.24± acres of uninhabited territory into the boundary of the Los Angeles County Waterworks District No. 40.

Proposal Area: The project site consists of 11 parcels totaling 102.24± acres.

Location: The site is generally located on the southwestern corner of Lancaster Blvd and 40th Street West all within the City of Lancaster.

Factors to be Considered Pursuant to Government Code Section 56668:

1. *Population:* The current population is 0.
2. *Landowner:* Royal Investor's Group
3. *Topography, Natural Boundaries and Drainage Basins:* The terrain is generally flat with no natural drainage and some low lying shrubs and vegetation.
4. *Zoning, Present and Future Land Use:* The subject territory is zoned Urban Residential with a minimum lot size of 7000 square feet. The subject territory is proposed to be developed as 392 single-family residences.
5. *Surrounding Land Use:* Currently, to the north, east and west is vacant land and to the south there is existing housing. The surrounding territory is also zoned as Urban Residential.
6. *Assessed Value:* The total assessed value is approximately \$5,694,691.00.
7. *Governmental Services and Control, Availability and Adequacy:*
The City of Lancaster will provide services to the subject territory.
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:* There are no agricultural or open space lands within the subject territory.
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. 40.
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 City of Lancaster has adopted two Mitigated Negative Declarations pursuant to State CEQA guidelines for its approval of the proposed development.

Waiver of Notice and Hearing: Pursuant to Government Code Section 56663(a) all owners of land within the affected territory have consented to the change of organization. To date, no subject agency has submitted written demand for notice and hearing on this application pursuant to Government Code Section 56663(b). Based thereon, the Commission may conduct proceedings for the change of organization or reorganization without notice and hearing.

Waiver of Protest 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 landowner has indicated that CWWD No. 40 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) and (b).
2. Waive protest proceedings for this application pursuant to Government Code Section 56663(c).
3. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2005-18 to Los Angeles County Waterworks District No. 40.

RESOLUTION NO. 2007-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 2005-18 TO THE
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40"

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

WHEREAS, the proposed annexation consists of 102.24± acres of uninhabited territory in the City of Lancaster, and is assigned the following distinctive short form designation: "Annexation No. 2005-18 to Los Angeles County Waterworks District No. 40;" and

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

WHEREAS, the principal reason for this annexation is to provide a reliable source of water to future inhabitants of the 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 April 25, 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) and (b), the Commission hereby finds and determines that:
 - a. All owners of land within the affected territory have given their written consent to the change of organization; and
 - b. No subject agency has submitted written opposition to a waiver of notice and hearing requirements.

Based thereon, notice and hearing requirements are waived.

2. The Commission, acting in its role as lead agency with respect to Annexation 2005-18 to Los Angeles County Waterworks District No. 40, pursuant to State CEQA Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the mitigated negative declarations adopted by the City of Lancaster, as lead agency, and has determined that the documents adequately address the environmental impacts of the proposed project. The Commission finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings, previously adopted by the City of Lancaster, in connection with its approval of the project.
3. The Commission hereby approves the annexation subject to the following terms and conditions:
 - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Los Angeles County Waterworks District No. 40 may legally impose.
 - b. The regular County assessment roll is utilized by the Los Angeles County Waterworks District No. 40.
 - c. The territory will not be taxed for existing bonded indebtedness of the Los Angeles County Waterworks District No. 40.

4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
 - a. The territory to be annexed is uninhabited;
 - b. All owners of land within the affected territory have given their written consent to the change of organization; and
 - c. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the Los Angeles County Waterworks District No. 40.
6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED this 25th day of April 2007.

Ayes:

Noes:

Absent:

Abstain:

Sandor L. Winger, Executive Officer

Staff Report

April 25, 2007

Agenda Item No. 4b Los Angeles County Waterworks District No. 40 Annexation No. 2005-34

The proposal before you is a request to annex 9.525± acres of uninhabited territory into the boundary of the Los Angeles County Waterworks District No. 40.

Proposal Area: The project site consists of 1 parcel totaling 9.52± acres.

Location: The site is generally located between Avenue M-12 and N Street east of 55th Street West and west of 50th Street West all within the City of Palmdale.

Factors to be Considered Pursuant to Government Code Section 56668:

1. *Population:* The current population is 0.
2. *Landowner:* Achiva Homes
3. *Topography, Natural Boundaries and Drainage Basins:* The terrain has an average south to north slope of 4.6 percent and is not located in a flood hazard area. Three of the lots will be used as detention basins for the development.
4. *Zoning, Present and Future Land Use:* The subject territory is currently zoned as R-1-13,000 (Residential with a minimum lot size of 13,000 square feet) and will be developed with 45 single-family residences.
5. *Surrounding Land Use:* The subject territory has existing residential developments to the south and west in an unincorporated portion of Los Angeles County.
6. *Assessed Value:* The total assessed value is approximately \$1,119,450.00
7. *Governmental Services and Control, Availability and Adequacy:*
The City of Palmdale will provide municipal services to the subject territory.
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:* There are no agricultural or open space lands within the subject territory.
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. 40.
12. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
13. *Correspondence:* No correspondence has been received.

Alternate Course of Action:

No alternate courses of action were pursued, as the surrounding developments are already being serviced by the District it was logical to pursue the same service provider due to the proximity of this development.

CEQA: The City of Palmdale has adopted a Mitigated Negative Declaration pursuant to State 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. To date, no subject agency has submitted written demand for notice and hearing on this application pursuant to Government Code Section 56663(b). Based thereon, the Commission may conduct proceedings for the change of organization or reorganization without notice and hearing.

Waiver of Protest 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 landowner has indicated that CWWD No. 40 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) and (b).
2. Waive protest proceedings for this application pursuant to Government Code Section 56663(c).
2. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2005-34 to Los Angeles County Waterworks District No. 40.

RESOLUTION NO. 2007-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 2005-34 TO THE
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40"

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

WHEREAS, the proposed annexation consists of 9.525± acres of uninhabited territory in the City of Palmdale, and is assigned the following distinctive short form designation: "Annexation No. 2005-34 to Los Angeles County Waterworks District No. 40;" and

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

WHEREAS, the principal reason for this annexation is to provide a reliable source of water to future inhabitants of the 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 April 25, 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) and (b), the Commission hereby finds and determines that:
 - a. All owners of land within the affected territory have given their written consent to the change of organization; and
 - b. No subject agency has submitted written opposition to a waiver of notice and hearing requirements.

Based thereon, notice and hearing requirements are waived.

2. The Commission, acting in its role as lead agency with respect to Annexation 2005-34 to Los Angeles County Waterworks District No. 40, pursuant to State CEQA Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the mitigated negative declaration adopted by the City of Palmdale, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. The Commission finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings, previously adopted by the City of Palmdale, in connection with its approval of the project.
3. The Commission hereby approves the annexation subject to the following terms and conditions:
 - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Los Angeles County Waterworks District No. 40 may legally impose.
 - b. The regular County assessment roll is utilized by the Los Angeles County Waterworks District No. 40.
 - c. The territory will not be taxed for existing bonded indebtedness of the Los Angeles County Waterworks District No. 40.

4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
 - a. The territory to be annexed is uninhabited;
 - b. All owners of land within the affected territory have given their written consent to the change of organization; and
 - c. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the Los Angeles County Waterworks District No. 40.
6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED this 25th day of April 2007.

Ayes:

Noes:

Absent:

Abstain:

Staff Report

April 25, 2007

Agenda Item No. 5a

Request to Terminate Los Angeles County Waterworks District Annexation No. 2006-49

Background

LAFCO staff has received a request from Mr. Jose Sandoval (landowner) to terminate his application for Annexation No. 2006-49 to Los Angeles County Waterworks District No. 40. After initially giving verbal agreement to Mr. Sandoval that the District could provide service, upon closer scrutiny by the District's engineering staff, it was determined that the District could not provide service to the property in question. Both the district and the landowner have submitted correspondence to LAFCO summarizing the circumstances. The District has no immediate plans to construct additional pipes in the area in question. However, the District has indicated via a telephone conversation that there are tentative plans place additional ties near the territory in question within the next few years.

Conclusion

The cost of providing the additional three miles of pipe needed for water service is financially infeasible for the landowner. This application was made by an individual landowner looking to construct a single family home. Mr. Sandoval indicates that he has spent approximately \$10-12,000 on various fees for construction permits and annexation fees. To date LAFCO staff has expended a very limited amount of time in the processing of this application.

Recommendations

1. Terminate CWWD Annexation No. 2006-49 without prejudice.
2. Refund the LAFCO processing fee in the amount of \$2,500.00.

Memorandum



Agenda Item No. 5b
(Informational only)

Date: April 17, 2007

To: All LAFCO Commissioners
Staff
Counsel

From: Sandor L. Winger
Executive Officer

Subject: 2007 CALAFCO Conference

Staff is pleased to provide an advanced notification of the 2007 CALAFCO Conference.

This year's event is scheduled to begin Wednesday, August 28, 2007 with a mobile workshop and end at noon, Friday, August 31, 2007. The Sacramento area LAFCO's have been working very closely together to ensure a complete educational and informative program.

Please notify Ms. Wilda Turner if you wish to participate and staff will work to help coordinate hotel, travel and registration reservations.

STAFF REPORT

April 25, 2007

Agenda Item No. 5e 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