

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

Wednesday, September 12, 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. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation 344.
4. **PROTEST HEARINGS**
 - a. Los Angeles County Sanitation District No. 22 – Annexation 376.
 - b. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 348.
5. **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. Quartz Hill Water District Annexation No. 2007-16
- b. Antelope Valley East Kern Water Agency Annexation No. 2007-22

6. **OTHER ITEMS**

- a. Status Report on East Los Angeles Incorporation
- b. Approve Operating Account Check Register Month of August
- c. Approve minutes of August 22, 2007.
- d. Receive and file Municipal Service Review and Sphere of Influence Update.
- e. Receive and file update on pending applications.

7. **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.

8. **FUTURE MEETINGS**

September 26, 2007

October 10, 2007

9. **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.

10. **ADJOURNMENT MOTION**

STAFF REPORT

September 12, 2007

Agenda Item No. 3a

Annexation No. 344 To The Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)

The following is to request a ministerial correction of the acreage of the subject territory annexed to SCVSD by Resolution No. 2006-37RD from 205.777± acres to reflect 209.051± acres. County Sanitation submitted an application to annex 205.777± acres of uninhabited territory to the SCVSD. County Sanitation referenced an October 2004 assessor parcel map which was used as a starting point for constructing the annexation map. Since that time, there have been minor adjustments to the October 2004 assessor parcel map. A current March 2005 assessor parcel map includes the additional 3.274± acres within the annexation territory.

On September 27, 2006, the Commission approved the annexation of 205.777± acres into SCVSD. After further review, staff recommends a correction to the Resolution to reflect the annexation of 209.051± acres. County Sanitation has submitted a revised map and legal description.

Recommended Action:

1. Adopt the Corrected Resolution Making Determinations Approving and Ordering Annexation No. 344 to the Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD).

**CORRECTED RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
Resolution No. 2006-37RD**

**MAKING DETERMINATIONS APPROVING AND ORDERING
CERTAIN UNINHABITED TERRITORY
DESIGNATED AS ANNEXATION NO. 344 ANNEXED TO THE SANTA CLARITA VALLEY
SANITATION DISTRICT OF LOS ANGELES (SCVSD)**

WHEREAS, the SCVSD adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the Commission) pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located in the unincorporated territory of Los Angeles County; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for the development of 445 proposed single-family homes and 52 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 209.051± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 344 to SCVSD”;
and

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

WHEREAS, on September 27, 2006, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

WHEREAS, this Corrected Resolution is intended to supercede for all purposes the Resolution No. 2006-37RD of the Local Agency Formation Commission for Los Angeles County Making Determinations Approving and Ordering Certain Uninhabited Territory Designated as Annexation No. 344 Annexed to the Santa Clarita Valley Sanitation District of Los Angeles (SCVSD), adopted September 27, 2006.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with the respect to Annexation No. 344, 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 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. 344 to the SCVSD 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 SCVSD.

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 12th day of September 2007.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

Staff Report

September 12, 2007

Protest Hearing on Annexation No. 376 to Los Angeles County Sanitation District No. 22

Agenda Item No. 4a

On July 25, 2007 your Commission approved a request initiated by Los Angeles County District No. 22 to annex 3.452 acres of inhabited territory into the boundaries of District No. 22. The Protest Hearing before you today will satisfy the requirements of Government Code section 57000, *et seq.*

The annexation proposal is summarized as follows:

Proposal Area: The annexation consists of five existing single-family homes located within a residential community.

Population: The current population is 17 residents.

Landowners: There are 9 landowners within the annexation territory.

Topography, Natural Boundaries and Drainage Basins: The topography is flat.

Zoning, Present and Future Land Use: The current zoning is Residential with a minimum lot size of 10,000 square feet and Estate Zone with a minimum of ½ acre. The present and proposed land use is residential. The subject territory consists of five single-family homes.

Surrounding Land Use: The surrounding land use is residential.

Governmental Services and Control, Availability and Adequacy: The subject territory is not currently serviced by the District. However, the area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Joint Outfall System 2010 Master Facilities Plan. The wastewater generated by the proposed project will be treated by the Joint Outfall System, which is comprised of 6 water reclamation plants and the Joint Water Pollution Control Plant. The District will have adequate capacity to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

Effects on agricultural or open-space lands: The proposal will not have an effect on agricultural or open space lands.

Boundaries and Lines of Assessment: The boundary of the proposed annexation conforms to the recorded lines of assessment.

Sphere of Influence: The subject territory is within the sphere of influence of District No. 22.

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

CEQA: The project is exempt from the provisions of 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.

Recommended Action

1. Open the protest hearing and receive written protests.
2. Close protest hearing.
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of protests filed and not withdrawn and report back to the Commission with the results.
4. Based upon the results of the protest hearing either adopt a resolution terminating the annexation proceedings if a majority protest exists, ordering Annexation No. 376 to Los Angeles County Sanitation District No. 22 directly or ordering the annexation subject to confirmation by the registered voters of the affected territory.

RESOLUTION NO. 2007-P

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY ORDERING
LOS ANGELES COUNTY SANITATION DISTRICT NO. 22**

ANNEXATION NO. 22-376

WHEREAS, the Los Angeles County Sanitation District No. 22 filed an 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 to the Los Angeles County Sanitation District No. 22; and

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

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

WHEREAS, the territory consists of 3.452 acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 376 to County Sanitation District No. 22"; and

WHEREAS, on July 25, 2007, the Commission approved Annexation No.22-376; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set September 12, 2007 as the date for the protest hearing and has given notice thereof; and

WHEREAS, at the time and place fixed in the notice, the hearing was held, and any and all oral or written protests, objections and evidence were received and considered; and

WHEREAS, the Commission, acting as the conducting authority, has the ministerial duty of tabulating the value of protests filed and not withdrawn and either terminating these proceedings if a majority protest exists or ordering the annexation directly or subject to confirmation by the registered voters.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters within the boundary of the territory is 12 and the number of property owners is 9 and the total assessed value of land within the affected territory is \$3,549,787.00.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 22-376 and not withdrawn is ____, which, even if valid, represents less than 25 percent of the number of registered voters residing within the boundaries of the affected territory, and less than 25 percent of the number of owners of land who also own at least 25 percent of the assessed value of land within the affected territory.
3. The Commission hereby orders the annexation of the territory described in Exhibit "A" hereto, to the Los Angeles County Sanitation District No. 22.
4. Pursuant to Government Code section 56886, the annexation shall be 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 Sanitation District No. 22 may legally impose.

- b. The regular County assessment roll shall be utilized by the Los Angeles County Sanitation District No. 22.
 - c. The subject territory will not be taxed for existing bonded indebtedness of the 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 57000, *et seq.*

PASSED AND ADOPTED this 12th day of September 2007.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER, Executive Officer

Staff Report

September 12, 2007

Protest Hearing on Annexation No. 348 to The Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)

Agenda Item No. 4b

On July 25, 2007 your Commission approved a request initiated by the Santa Clarita Valley Sanitation District of Los Angeles County to annex 8.638 acres of inhabited territory into the boundaries of SCVSD. The Protest Hearing before you today will satisfy the requirements of Government Code section 57000, *et seq.*

The annexation proposal is summarized as follows:

Proposal Area: The annexation consists of an existing 42-unit mobile home park located within an industrial commercial zoned area.

Population: Current estimated population is 140 residents.

Landowner: K A K Mobile Home Park LLC.

Topography, Natural Boundaries and Drainage Basins: The topography is flat.

Zoning, Present and Future Land Use: The current zoning is IC, Industrial Commercial. The present and proposed land use is a mobile home park.

Surrounding Land Use: The surrounding land use is industrial and commercial.

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 Joint Sewerage System Facilities Plan and EIR. The wastewater generated by the proposed project will be treated by 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.

Effects on agricultural or open-space lands: The proposal will not have an effect on agricultural or open space lands.

Boundaries and Lines of Assessment: The boundary of the proposed annexation conforms to the recorded lines of assessment.

Sphere of Influence: The subject territory is within the sphere of influence of the SCVSD.

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

CEQA: The existing 42 unit mobile home park is exempt from the provisions of 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.

Correspondence: No correspondence has been received.

Recommended Action

1. Open the protest hearing and receive written protests.
2. Close protest hearing.
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of protests filed and not withdrawn and report back to the Commission with the results.
4. Based upon the results of the protest hearing either adopt a resolution terminating the annexation proceedings if a majority protest exists, ordering Annexation No. 348 to the Santa Clarita Valley Sanitation District of Los Angeles County directly or ordering the annexation subject to confirmation by the registered voters of the affected territory.

RESOLUTION NO. 2007-P

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION TO THE SANTA CLARITA VALLEY SANITATION DISTRICT OF LOS
ANGELES COUNTY (SCVSD)**

ANNEXATION NO. 348 TO THE SCVSD

WHEREAS, the SCVSD filed an 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 to the SCVSD; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for an existing 42-unit mobile home park; and

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

WHEREAS, the territory consists of 8.638 acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 348 to the Santa Clarita Valley Sanitation District of Los Angeles County"; and

WHEREAS, on July 25, 2007, the Commission approved Annexation No. 348 to the SCVSD; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set September 12, 2007 as the date for the protest hearing and has given notice thereof; and

WHEREAS, at the time and place fixed in the notice, the hearing was held, and any and all oral or written protests, objections and evidence were received and considered; and

WHEREAS, the Commission, acting as the conducting authority, has the ministerial duty of tabulating the value of protests filed and not withdrawn and either terminating these proceedings if a majority protest exists or ordering the annexation directly or subject to confirmation by the registered voters.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters within the boundary of the territory is 13 and the number of property owners is 1 and the total assessed value of land within the affected territory is \$1,185,336.00.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 348 to the SCVSD and not withdrawn is ____, which, even if valid, represents less than 25 percent of the number of registered voters residing within the boundaries of the affected territory, and less than 25 percent of the number of owners of land who also own at least 25 percent of the assessed value of land within the affected territory.
3. The Commission hereby orders the annexation of the territory described in Exhibit "A" hereto, to the SCVSD.
4. Pursuant to Government Code section 56886, the annexation shall be 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 SCVSD may legally impose.
 - b. The regular County assessment roll shall be utilized by the SCVSD.
 - c. The subject territory will not be taxed for existing bonded indebtedness of the 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 57000, *et seq.*

PASSED AND ADOPTED this 12th day of September 2007.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER, Executive Officer

September 12, 2007

AGENDA ITEM NO. 6a-b

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. Quartz Hill Water District Annexation No. 2007-16

Project Description:

Mr. Daniel Fiorella, landowner has filed an application requesting annexation of 7.5 acres to the Quartz Hill Water District. The subject territory consists of 2 existing single family homes and the proposed construction one additional single-family residence.

Project Location:

The subject territory is generally located at 35th Street West between West Avenue L-12 and West Avenue l-10 all within the City of Lancaster.

b. Antelope Valley East Kern Water Agency Annexation No. 2007-22

Project Description:

Mrs. Lucinda Bretches, landowner, has filed an application requesting annexation of 10.36 acres of land to the Antelope Valley East Kern Water Agency. The subject territory consists of the proposed construction of one single-family residence. It should be noted that this annexation is in conjunction with a prior proposal submitted by Mrs. Bretches. Los Angeles County Waterworks District No. 40 Annexation No. 2007-08.

Project Location:

The subject territory is generally located in the unincorporated area of Juniper Hills near Punch Bowl Road.

STAFF REPORT

September 12, 2007

Agenda Item No. 7d

MUNICIPAL SERVICE REVIEWS AND SPHERES OF INFLUENCE UPDATE

Regional Area Cities / Water Districts	MSR Draft Completion Status	Workshop Meeting Status	SOI Draft Completion Status	Commission Hearing Schedule Projection	Comments
<u>Los Angeles Area</u> Cities (8) 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