

**LOCAL AGENCY FORMATION COMMISSION  
MEETING AGENDA**

Wednesday, October 10, 2007  
9:00 a.m.

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

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A person with a disability may contact the LAFCO office at (818) 254-2454 at least 72 hours before the scheduled meeting to request receipt of an agenda in an alternative format or to request disability-related accommodations, including auxiliary aids or services, in order to participate in the public meeting. Later requests will be accommodated to the extent feasible.  
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1. **CALL MEETING TO ORDER.**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN GLADBACH.**
3. **PUBLIC HEARINGS**
  - a. Los Angeles County Sanitation District No. 14 – Annexation No. 313.
  - b. City of Azusa Annexation No. 2005-44
4. **CONSENT ITEMS**
  - a. Los Angeles County Sanitation District No. 14 – Annexation No. 292.
  - b. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation 270.
  - c. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation 274.
  - d. Approve minutes of September 26, 2007.
  - e. Receive and file Municipal Service Review and Sphere of Influence Update.
  - f. Receive and file update on pending applications.
  - g. Approve Operating Account Check Register Month of September

5. **PUBLIC COMMENT**

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

6. **FUTURE MEETINGS**

October 24, 2007

November 14, 2007

November 28, 2007 – Cancelled

December 12, 2007

December 26, 2007 - Cancelled

7. **FUTURE AGENDA ITEMS**

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

8. **ADJOURNMENT MOTION**

## **Staff Report**

**October 10, 2007**

**Agenda Item No. 3a**

### **Annexation No. 313 to County Sanitation District No. 14**

The following is a request to annex 5.752 acres of inhabited territory to Los Angeles County Sanitation District No. 14.

**Proposal Area:** The annexation consists of an existing 140-unit apartment complex on 3.95± acres of land and a proposed 24-unit apartment complex on 1.54± acres of land, located within vacant and residential areas.

**Location:** The subject territory is located on 12<sup>th</sup> Street West approximately 150 feet south of Avenue J-8 all within the City of Lancaster.

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

1. ***Population:*** The current population is estimated at 140 residents.
2. ***Landowners:*** Borealis Shelter Company, LLC; Aurora 12<sup>th</sup>, LP.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is R-7,000, one single-family residential unit with a minimum lot size of 7,000 square feet. The present land use is vacant and residential. The proposed land use is residential. The territory consists of an existing 140-unit apartment complex and a proposed 24-unit apartment complex.
5. ***Surrounding Land Use:*** The surrounding land use is vacant and residential.
6. ***Assessed Value:*** The total assessed value is \$3,274,640.00.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is not currently serviced by the District. However, the area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant 2020 Facilities Plan. The wastewater generated by the proposed project will be treated at the Lancaster Water Reclamation Plant (LWRP). The District will have adequate capacity to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

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

**CEQA:** With respect to the existing 140-unit apartment complex, the negative declaration adopted by the City of Lancaster is adequate for consideration of this proposal. The proposed 24-unit apartment complex is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15332, because it consists of in-fill development within the City limits of five acres or less, which is consistent with the City's general plan.

**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. 313 to County Sanitation District No. 14.
4. Pursuant to Government Code Section 57002, set November 14, 2007 at 9:00 a.m., as the date for Commission protest proceedings.

RESOLUTION NO. 2007-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
MAKING DETERMINATIONS APPROVING  
ANNEXATION NO. 313 ANNEXED TO  
LOS ANGELES COUNTY SANITATION DISTRICT NO. 14

WHEREAS, the County Sanitation District No. 14 adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the Commission) pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located in the City of Lancaster; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for an existing 140-unit apartment complex on 3.95± acres of land and a proposed 24-unit apartment complex on 1.54± acres of land; 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 5.752 acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 313 to County Sanitation District No. 14”; and

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

WHEREAS, on October 10, 2007, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that annexation of the territory comprising the proposed 24-unit apartment complex is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332.
2. Acting in its role as a responsible agency with the respect to Annexation No. 313, 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 for the existing 140-unit apartment complex adopted by the City of Lancaster 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.
3. Annexation No. 313 to the County Sanitation District No. 14 is hereby approved subject to the following terms and conditions:
  - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
  - b. The regular County assessment roll is utilized by the District.
  - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
4. The Commission hereby sets the protest hearing for November 14, 2007 at 9:00 a.m. and authorizes and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.

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

PASSED AND ADOPTED this 10<sup>th</sup> day of October 2007.

Ayes:

Noes:

Absent:

Abstain:

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**SANDOR L. WINGER**  
Executive Officer

## Staff Report

October 10, 2007

### Agenda Item No. 3b

#### City of Azusa Annexation No. 2005-44

Agenda Item No.3b is a proposal requesting annexation of approximately 5.7 acres of uninhabited, unincorporated county territory to the City of Azusa. The applicant of record is the City of Azusa, the proposal having been initiated by City of Azusa Resolution No. 05-C71. The application was received on December 20, 2005.

**Related Jurisdictional Changes:** Jurisdictional boundary changes include annexation to the City of Azusa and detachment from the Los Angeles County Road District No. 1. The subject territory is within the City of Azusa sphere of influence.

**Background:** The proposed annexation territory consists of three parcels of land. One parcel is vacant, except for two billboards, and the other two parcels are developed with a discount furniture store, a stereo store, and two vacant commercial buildings.

**Purpose of Request:** The City of Azusa is proposing improvements to the main gateway entrance to the city. Jurisdiction over the subject territory would allow the City of Azusa to implement its goals of visually improving major corridors that serve as portals of entry into the city.

**Location:** The subject territory is located at the northeast corner of Arrow Highway and Azusa Avenue.

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

1. ***Population:*** The estimated population of the annexation area is 0.

It is unlikely that there will be any significant population growth in the area within the next ten years since no residential uses are planned and the surrounding areas are built-out.

2. ***Registered Voters/Landowners:*** As of September 14, 2007, the County Registrar-Recorder-County Clerk certified that there were no registered voters residing within the proposed annexation area.
3. ***Topography, Natural Boundaries and Drainage Basins:*** There are no significant topographic features in the annexation area. The area is characterized as having relatively flat terrain and is bounded to the east by a flood control channel.
4. ***Zoning, Present and Future Land Use:*** The current Los Angeles County zoning designation is C-3 – BE (Unlimited Commercial, Billboard Exclusion). The City of Azusa zoning for the subject area is “South Azusa Corridor (CSA).”

Present land uses within the proposal area include a discount furniture store, a vacant lot, a stereo

store, two vacant buildings, and two billboards. While there is no formal development project proposed. The City of Azusa planned future land use for the subject area includes commercial, residential, or mixed use.

5. ***Surrounding Land Use:*** Land uses north of the subject area include developed medium density residential; to the east is a flood control channel, retail and low density residential; to the south, within the City of Covina limits, is a shopping center containing, retail, restaurants, and theaters; and to the west are developed low density to medium density residential uses.
6. ***Pre-zoning and Conformance with the General Plan:*** The City of Azusa adopted a General Plan Amendment and pre-zone ordinance for the area (Ordinance No. 2005-01) designating the zoning as “South Azusa Avenue Corridor (CSA)” (Mixed Use, 27 units per acre). The subject territory is within an established redevelopment area.
7. ***General Plan Consistency:*** The proposal is consistent with the County and City of Azusa General Plans.
8. ***Assessed Value, Tax Transfer:*** The total assessed value of land is (\$2,746,239). All agencies have adopted a tax transfer resolution.
9. ***Governmental Services and Control, Availability and Adequacy:*** The County of Los Angeles provides most services to the area. Services will be provided to the subject territory at the same level of service or a greater level by the City of Azusa upon approval of this annexation proposal.
  - a. ***Fire and Emergency Services:*** The area is within the Consolidated Fire Protection District of Los Angeles County. There will be no change in the current level or range of service.
  - b. ***Flood Control:*** Flood control services will continue to be provided by the County Flood Control District.
  - c. ***Library:*** Upon annexation, the City of Azusa will provide library service.
  - d. ***Park & Recreational Services:*** Los Angeles County currently provides park and recreational services within the subject territory. Increase in service demand would be minimal because the project area is commercial in nature. Azusa will provide services at the same level that is being provided in the adjacent areas.
  - e. ***Police:*** Law enforcement services are currently provided by the Los Angeles County Sheriff’s Department. In addition, the Azusa Police Department (AZPD) also provides service to the area. Upon approval of the annexation, the AZPD will provide services. The City anticipates that the level of service will be higher due to the proximity of the subject territory to currently regularly patrolled areas.
  - f. ***Solid Waste Services:*** Athens Services, a private waste hauler, will continue to provide service through contract with the City of Azusa.
  - g. ***Street and Road Maintenance:*** Highway maintenance is provided by the Los Angeles County Department of Public Works (DPW). Traffic signal maintenance is provided by Caltrans. Street lighting is currently provided by Southern California Edison (SCE). Street maintenance services will be provided by the City of Azusa Department of Public Works. Affected highways within the proposed annexation area will be included under

the City's Pavement Management Plan. Traffic signal maintenance will be assumed by Azusa upon written transfer from Caltrans. Street lighting services will continue to be provided by SCE and also Azusa Light & Power.

- h. Water: There will be no change in service. The subject territory is currently served by Azusa Light & Power. Annexation to the City will not result in an increase in demand. Water supply is adequate and available for projected needs.
  - i. Wasterwater Service: There will be no change in service. The subject territory is within the jurisdictional boundaries of County Sanitation District No. 21. Sanitary sewers will be transferred from the County to the City of Azusa.
10. ***Effects on Agricultural and Open-Space Lands***: The proposal will not impact agricultural or open-space lands.
  11. ***Boundaries and Lines of Assessment***: The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated County territory.
  12. ***Effects of the Proposal on Adjacent Areas and the County***: The proposed annexation will have no effect on the surrounding areas or the County. The alternative governmental option would be to deny annexation of the subject territory, which would remain within County jurisdiction.
  13. ***Conformity with Policies on Planned and Orderly Growth***: Pursuant to Government Code Section 56377, the proposed annexation conforms to adopted Commission policies on providing planned, orderly, and efficient patterns of urban development. The subject territory is within an established redevelopment area with proposed infill development, the surrounding areas are built-out.
  14. ***Sphere of Influence***: The subject territory is within the City of Azusa sphere of influence.
  15. ***Timely Availability of Water Supplies***: Water is already provided to the area by Azusa Light & Power, a municipal utility. This request will not result in an increase in water usage upon annexation.
  16. ***Regional Housing Needs***: The City's Regional Housing Needs Assessment (RHNA) is 184 very low income units, 115 low income units, 124 moderate income units, and 323 above moderate income units. Annexation will not affect the City's RHNA obligation. Future development of the subject area is not likely to result in the construction of new housing units.
  17. ***Comments from Affected Agencies***: The Los Angeles County DPW provided the following comments:
    - a. The City must assume compliance with the California State Waste Reduction Mandate. Los Angeles County DPW must be provided with the exact boundary of the annexation upon incorporation for underground storage tank permits and billing purposes.

- b. The City must assume ownership of the traffic signal at Azusa Avenue and Arrow Highway, and traffic signs, striping, and pavement markings throughout the proposed annexation area.
- c. The City must decide whether to keep the proposed annexation area within the Consolidated Sewer Maintenance District (CSMD) or withdraw the area from the CSMD and enter into an agreement to pay sewer fees to discharge sewage from the annexed area into CSMD facilities.

18. *Correspondence*: Staff has received no correspondence regarding this annexation proposal.

**CEQA:**

This annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15319, because it consists of an annexation to a city of areas containing existing public or private structures developed to the density allowed and individual small parcels of the minimum size for facilities exempted by CEQA Guidelines Section 15303.

**Conclusion:**

Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the City of Azusa boundary.

**Recommendation:**

- 1) Open the public hearing and receive testimony on the proposed annexation.
- 2) There being no further testimony, close the public hearing.
- 3) Adopt the Resolution Making Determinations and Approving City of Azusa Annexation No. 2005-44.
- 4) Pursuant to Government Code Section 57002, set November 14, 2007 at 9:00 a.m., as the date for Commission protest proceedings.

**RESOLUTION NO. 2007-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS AND APPROVING**  
**"ANNEXATION NO. 2005-44"**  
**TO THE CITY OF AZUSA**

WHEREAS, the City of Azusa (the "City") 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 annexation of territory herein described to the City of Azusa, including the detachment of said territory from Los Angeles County Road District No. 1; and

WHEREAS, the proposed annexation consists of 5.7 ± acres of uninhabited, unincorporated County of Los Angeles territory and is assigned the following distinctive short form designation: "City of Azusa Annexation No.2005-44;" and

WHEREAS, the principal reason for this annexation is to implement the City of Azusa's General Plan goals of visually improving major corridors that serve as portals of entry into the city; thereby allowing the City to make improvements along the main gateway entrance into Azusa; and

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

WHEREAS, on October 10, 2007, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the proposed annexation is categorically exempt pursuant to State of California Environmental Quality Act (CEQA) Guidelines Section 15319, Class 19.
2. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits A and B, attached hereto and by this reference incorporated herein.
3. The subject territory consists of 5.7 acres, is uninhabited, and is assigned the following short form designation:

“City of Azusa Annexation No. 2005-44”

3. Annexation No. 2005-44 to the City of Azusa is hereby approved, subject to the following terms and conditions:
  - a. Annexation of the subject territory to the City of Azusa.
  - b. Detachment of the subject territory from Los Angeles County Road District No. 1.
  - c. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the City of Azusa may legally impose.
  - d. The regular County assessment roll shall be utilized by the City of Azusa.
  - e. The territory will not be taxed for existing bonded indebtedness of the City of Azusa.
4. The Commission hereby sets the protest hearing for November 14, 2007 at 9:00 a.m. and authorizes and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
5. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution in the manner provided for in Government Code Section 56882.

Resolution No 2007-00RMD  
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PASSED AND ADOPTED this 10th day of October 2007.

Ayes:

Noes:

Absent:

Abstain:

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SANDOR L. WINGER, Executive Officer

## Staff Report

October 10, 2007

Agenda Item No. 4a

### Annexation No. 292 to County Sanitation District No. 14

The following is a request to annex 4.529 acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

**Proposal Area:** The annexation consists of one existing single-family home, located within vacant and residential areas. The territory is currently vacant and will be developed at a later time to include 11 single-family homes.

**Location:** The subject territory is located on the southeast corner of Avenue M-4 and 60<sup>th</sup> Street West, all within unincorporated County territory.

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

1. ***Population:*** Current population – 2
2. ***Landowner:*** Barbara A Buonassissi; Mitchell Development, Inc.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is level but gently sloping northerly.
4. ***Zoning, Present and Future Land Use:*** The current zoning is Light Agricultural (A-1-10000) with a minimum lot size of 10,000 square feet. The present land use is vacant and residential. The proposed land use is residential.
5. ***Surrounding Land Use:*** The land use in the surrounding territory is residential.
6. ***Assessed Value:*** The total assessed value is \$1,602,971.00.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is not currently serviced by the District. However, the area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant 2020 Facilities Plan. The wastewater generated by the proposed project will be treated at the Lancaster Water Reclamation Plant. The District will have adequate capacity to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.
8. ***Effects on agricultural or open space lands:*** The proposal will not have an effect on agricultural or open space lands.

9. ***Boundaries and Lines of Assessment:*** The boundary of the proposed annexation conforms to the recorded lines of assessment.
10. ***Sphere of Influence:*** The subject territory is within the sphere of influence of District No. 14.
11. ***Tax Resolution:*** All affected agencies have adopted a negotiated tax exchange resolution.
12. ***Correspondence:*** No correspondence has been received.

**CEQA:** With respect to the existing single-family home, the annexation is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319(a), because it consists of an annexation to a district of areas containing existing public or private structures developed to the density allowed by current zoning and only the existing facilities will be served. The negative declaration adopted by the County is adequate for consideration of the remaining 11 proposed single-family homes.

**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, 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. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 292 to County Sanitation District No.14.

RESOLUTION NO. 2007-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
MAKING DETERMINATIONS APPROVING AND ORDERING  
ANNEXATION NO. 292 ANNEXED TO  
LOS ANGELES COUNTY SANITATION DISTRICT NO. 14

WHEREAS, the County Sanitation District No. 14 adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the Commission) pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located in the unincorporated territory of Los Angeles County; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for one existing single-family home and 11 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 4.529 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 292 to County Sanitation District No. 14”; and

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

WHEREAS, on October 10, 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 finds that the annexation of territory comprising the existing single-family residence is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
3. Acting in its role as a responsible agency with the respect to Annexation No. 292, 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 for the proposed 11 single-family homes adopted by the County and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
4. Annexation No. 292 to the County Sanitation District No. 14 is hereby approved subject to the following terms and conditions:
  - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
  - b. The regular County assessment roll is utilized by the District.
  - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
5. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:

- a. The territory to be annexed is uninhabited;
  - b. All owners of land within the affected territory have given their written consent to the change of organization; and
  - c. No subject agency has submitted written opposition to a waiver of protest proceedings.  
Based thereon, protest proceedings are waived.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 14.
  7. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED this 10<sup>th</sup> day of October 2007.

Ayes:

Noes:

Absent:

Abstain:

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

## Staff Report

October 10, 2007

### Agenda Item No. 4b

#### **Annexation No. 270 to the Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)**

The following is a request to annex 113.280 acres of uninhabited territory to Santa Clarita Valley Sanitation District of Los Angeles County.

**Proposal Area:** The annexation consists of two school sites, located within residential and vacant areas. The territory has already been developed to include a junior high school and high school.

**Location:** The subject territory is located on Valencia Boulevard approximately one 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:*** Newhall School District; William S. Hart Union High School District.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography consists of canyons and ridges.
4. ***Zoning, Present and Future Land Use:*** The current zoning is Heavy Agriculture with a minimum lot size of 5 acres. The present and proposed land use is public school facilities.
5. ***Surrounding Land Use:*** The surrounding land use is residential and agricultural.
6. ***Assessed Value:*** \$588,365.00
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 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.

8. ***Effects on agricultural or open-space lands:*** According to the Addendum to the Rancho Pico Junior High School and West Ranch High School Mitigated Negative Declaration, the sites are zoned A-2-5, Heavy Agriculture with a minimum lot size of 5 acres, by the County zoning code. The proposed schools are authorized by William S. Hart Union High School District pursuant to California Government Code Section 53094. The project sites are designated as Non-Urban Hillside within the Areawide Plan; this designation identifies lands located outside of existing or designated urban areas and characterized by slopes greater than 25 percent, and permits those uses compatible with hillsides which do not create a need for urban services.
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 the SCVSD.
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 William S. Hart Union High School District is adequate for consideration of this proposal.

**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, 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. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 270 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD).

RESOLUTION NO. 2007-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
MAKING DETERMINATIONS APPROVING AND ORDERING  
ANNEXATION NO. 270 ANNEXED TO  
THE SANTA CLARITA VALLEY SANITATION DISTRICT  
OF LOS ANGELES COUNTY (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 unincorporated County territory; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for two existing school sites; 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 113.280 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 270 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 October 10, 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. Acting in its role as a responsible agency with the respect to Annexation No. 270, 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 William S. Hart Union High School District 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.
3. Annexation No. 270 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.
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 SCVSD.
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 10<sup>th</sup> day of October 2007.

Ayes:

Noes:

Absent:

Abstain:

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**SANDOR L. WINGER**  
Executive Officer

## Staff Report

October 10, 2007

### Agenda Item No. 4c

#### Annexation No. 274 to the Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)

The following is a request to annex 0.276 acres of uninhabited territory to the Santa Clarita Valley Sanitation District of Los Angeles County.

**Proposal Area:** The annexation consists of one single-family home located within a residential community.

**Location:** The subject territory is located on Newhall Avenue approximately 250 feet northwesterly of 16<sup>th</sup> Street all within the City of Santa Clarita.

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

1. ***Population:*** Current population – 6
2. ***Landowner:*** Roberto Velasco.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is RS, Residential Suburban with 3.4 to 6.6 dwelling units per gross acre. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential and institutions.
6. ***Assessed Value:*** The total assessed value is \$148,534.00.
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 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.
8. ***Effects on agricultural or open-space lands:*** The proposal will not have an effect on agricultural or open space lands.

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

**CEQA:** The existing single-family home is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation containing an existing structure developed to the density allowed by the current zoning.

**Waiver of 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, 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. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 274 to the Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD).

RESOLUTION NO. 2007-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
MAKING DETERMINATIONS APPROVING AND ORDERING  
ANNEXATION NO. 274 ANNEXED TO  
THE SANTA CLARITA VALLEY SANITATION DISTRICT  
OF LOS ANGELES COUNTY (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 City of Santa Clarita; and

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

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

WHEREAS, the territory consists of 0.276 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 274 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 October 10, 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 finds that the proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
3. Annexation No. 274 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.
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 SCVSD.\

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 10<sup>th</sup> day of October 2007.

Ayes:

Noes:

Absent:

Abstain:

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**SANDOR L. WINGER**  
Executive Officer

## STAFF REPORT

October 10, 2007

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

<b>Regional Area Cities / Water Districts</b>	<b>MSR Draft Completion Status</b>	<b>Workshop Meeting Status</b>	<b>SOI Draft Completion Status</b>	<b>Commission Hearing Schedule Projection</b>	<b>Comments</b>
<u>Los Angeles Area</u> Cities (8) Water Districts (2)	Complete	Complete	Complete	December 13, 2006	Approved 8 cities and 1 district on 12/13/06 – Crescenta Valley open
<u>Catalina</u> Cities (1)	Complete	Complete	Complete	Feb. 27, 2004	No Special Districts
<u>Misc. Gov't Services</u> Total Districts (29)	Complete	Complete	Complete	Jun. 23, 2004	
<u>Las Virgenes</u> Cities (5) Water Districts (2)	Complete Complete	Complete Complete	Complete Complete	Aug. 25, 2004	
<u>High Desert</u> Cities (2) Water Districts (8)	Complete Complete	Complete Complete	Complete Complete	Aug. 25, 2004	
<u>Santa Clara</u> Cities (1) Water Districts (5)	Complete Complete	Complete Complete	Complete Complete	Jan. 19, 2005	Approved 3 districts at LAFCO Hearing on Dec 14, 2005
<u>San Gabriel-West</u> Cities (18) Water Districts (8)	Complete Complete	Complete Complete	Complete Complete	Dec. 8, 2004	
<u>San Gabriel – East</u> Cities (13) Water Districts (5)	Complete Complete	Complete Complete	Complete Complete	July 13, 2005	
<u>San Districts</u> (25)	Complete	Complete	Complete	May 25, 2005	
<u>South Bay</u> Cities (14) Water Districts (1)	Complete Complete	Complete Complete	Complete Complete	Sept. 28, 2005	
<u>Gateway</u> Cities (26) Water Districts (6)	Complete Complete	Complete Complete	Complete Complete	Dec. 14, 2005	Approved 3 cities and 1 Water District on Feb. 22, 2006

Crescenta Valley Water District is still open

**179 Total SOI's / MSR's completed to date -**

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