

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

Wednesday, October 22, 2008
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.

The entire agenda package and any meeting related writings or documents provided to a majority of the Commissioners after distribution of the agenda package, unless exempt from disclosure pursuant to California Law, are available at the LAFCO office and at www.lalafco.org.

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. 321.
 - b. Los Angeles County Sanitation District No. 14 – Annexation No. 388.
 - c. Antelope Valley Mosquito Abatement and Vector Control District Annexation 2006-15.

4. **CONSENT ITEMS**

All matters are approved by one motion unless held by a Commissioner or member(s) of the public for discussion or separate action.

- a. Los Angeles CWWD No. 40 Annexation 2006-02.
- b. Los Angeles CWWD No. 40 Annexation 2006-03.
- c. Los Angeles County Sanitation District No. 14 – Annexation No. 389.
- d. Los Angeles County Sanitation District No. 14 – Annexation No. 390.
- e. Los Angeles County Sanitation District No. 14 – Annexation No. 391.

- f. Receive and file update on pending applications.

5. **OTHER ITEMS**

- a. Report on East Los Angeles, Rowland Heights and West Ranch Proposed Incorporations.

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**

November 19, 2008 – Special Meeting
December 10, 2008

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

October 22, 2008

Agenda Item No. 3a

**Annexation No. 321 to
County Sanitation District No. 14**

The following is a request to annex 10.017± acres of inhabited territory to Los Angeles County Sanitation District No. 14.

Proposal Area: The annexation consists of 46 existing single-family homes, located within a residential community.

Location: The subject territory is located approximately ¼ mile north of Avenue K and approximately 650 feet west of 60th Street West, all within the City of Lancaster.

Factors to be Considered Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is estimated at 150 residents.
2. ***Landowners:*** There are numerous landowners within the annexation territory.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat with less than 10% slope.
4. ***Zoning, Present and Future Land Use:*** The current zoning is R-7,000; single-family residential with a minimum lot size of 7,000 square feet. The present land use and proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential.
6. ***Assessed Value:*** The total assessed value is \$17,444,617.
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 (LWRP) 2020 Facilities Plan. The wastewater generated by the proposed project will be treated at the 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: The negative declaration adopted by the City of Lancaster 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. 321 to County Sanitation District No. 14.
4. Pursuant to Government Code Section 57002, set December 10, 2008 at 9:00 a.m., as the date for Commission protest proceedings.

RESOLUTION NO. 2008-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING
ANNEXATION NO. 321 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 46 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 10.017± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 321 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 22, 2008, after being duly and property noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objectives 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. 321, 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 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.
2. Annexation No. 321 to the County Sanitation District No. 14 is hereby approved subject to the following terms and conditions:
 - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
 - b. The regular County assessment roll is utilized by the District.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
3. The Commission hereby sets the protest hearing for December 10, 2008 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.

Resolution No. 2008-00RMD
Page 3

PASSED AND ADOPTED this 22nd day of October 2008.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

Staff Report

October 22, 2008

Agenda Item No. 3b

Annexation No. 388 to County Sanitation District No. 14

The following is a request to annex 395.441± acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

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

Location: The subject territory consists of two parcels. Parcel one is located between Avenue E and Avenue E-8, and 80th Street East and 90th Street East. Parcel 2 is located between Avenue E-8 and Avenue F, and 80th Street East and 85th Street East. Both parcels are within unincorporated County territory.

Background: The County Sanitation District No. 14 of Los Angeles County filed eminent domain complaints in the Los Angeles County Superior Court in June 2008 to acquire the subject territory. The District has acquired title for the majority of parcels within the subject territory. The District is in escrow for the remaining parcels and currently negotiating with the landowners to determine fair market value on their properties. The District is acquiring the land to develop agricultural and farming operations utilizing reclaimed wastewater in order to implement the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan.

Factors to be Considered Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 0.
2. ***Landowners:*** The County Sanitation District No. 14 of Los Angeles County and additional owners of record.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat with a slight slope toward Rosamond Dry Lake.
4. ***Zoning, Present and Future Land Use:*** The current zoning is A-2-1; Heavy Agricultural with a minimum of one unit per acre. The present land use is vacant, residential, and agricultural.
5. ***Surrounding Land Use:*** The surrounding land use is agricultural, open space, and residential to the north, south, east, and west.
6. ***Assessed Value:*** The total assessed value is \$1,967,340.

7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is not currently serviced by the District. No sewerage service is planned for the future. However, the area was included in the future service area of the District and is required for the District's reclaimed wastewater management needs, which were addressed in the LWRP 2020 Facilities Plan.
8. ***Effects on agricultural or open-space lands:*** The proposal area will be maintained as agricultural lands. The annexation territory will not have an effect on 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: The Lancaster Water Reclamation Plant 2020 Facilities Plan Environmental Impact Report certified by County Sanitation District No. 14 of Los Angeles County is adequate for consideration of this proposal.

Conclusion: Denial of this proposal would increase the operational costs of the proposed reclaimed water agricultural reuse project because the District would have to pay property taxes on this property if it remains outside of the District, resulting in a higher service charge for the District's ratepayers.

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. 388 to County Sanitation District No. 14.
4. Pursuant to Government Code Section 57002, set December 10, 2008 at 9:00 a.m., as the date for Commission protest proceedings.

**RESOLUTION NO. 2008-00RMD
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING
ANNEXATION NO. 388 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 unincorporated territory of Los Angeles County; and

WHEREAS, the principal reason for the proposed annexation is to develop agricultural and farming operations utilizing reclaimed wastewater in order to implement the Lancaster Water Reclamation Plant 2020 Facilities Plan; 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 395.441± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 388 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 22, 2008, after being duly and property noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objectives 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. 388, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Lancaster Water Reclamation Plant 2020 Facilities Plan Environmental Impact Report certified by County Sanitation District No. 14 of Los Angeles County and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
2. Annexation No. 388 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.
3. The Commission hereby sets the protest hearing for December 10, 2008 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 22nd day of October 2008.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

Staff Report

October 22, 2008

Agenda Item No. 3c

**Antelope Valley Mosquito Abatement Vector Control District
(AVMAVCD)
Annexation No. 2006-15**

The proposal before you is a request to annex inhabited territory into the boundary of the Antelope Valley Mosquito Abatement Vector Control District (AVMAVCD).

Proposal Area: The project site consists of 495± acres of land.

Location: The site is generally located across two jurisdictions—unincorporated county territory and a portion located within the City of Palmdale.

Factors to be Considered Pursuant to Government Code Section 56668:

1. *Population:* The current population is 1,225.
2. *Landowner:* Landowner list available upon request.
3. *Topography, Natural Boundaries and Drainage Basins:* The terrain is mostly flat.
4. *Zoning, Present and Future Land Use:* The subject territory is currently zoned for rural and low density residential with some commercial and industrial corridors. In addition, there are some large parcels of vacant land within the subject territory. The subject territory is consistent with current City and County General Plans. No future development is planned.
5. *Surrounding Land Use:* The surrounding territory is composed of a mixture of residential, rural and commercial uses.
6. *Assessed Value:* The total assessed value is \$31,950,142.00.
7. *Governmental Services and Control, Availability and Adequacy:* The subject territory is all within the County of Los Angeles and the City of Palmdale; municipal services to the subject territory will be provided as outlined in the County and City's General Plans.
8. *Water Availability:* Water availability is not relevant to this proposal.

9. *Effects on agricultural or open-space lands:* There are no agricultural or open space lands within the subject territory, therefore, the proposal will have no effect on agricultural or open space lands.
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 AVMAVCD.
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 alternate courses of action at this time.

CEQA: The AVMAVCD, as lead agency, adopted a Negative Declaration.

Conclusion: The subject territory is currently being serviced by the district. This annexation has been proposed in order to offset the financial burden the district is experiencing as a result of the service being provided. There are no new developments being planned as result of this annexation. Annexation will ensure that current residents continue to receive mosquito abatement and vector control services.

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 Resolution Making Determinations Approving Annexation No. 2006-15 to Antelope Valley Mosquito Abatement Vector Control District.
4. Pursuant to Government Code Section 57002, set November 19, 2008 at 9:00 a.m., as the date for Commission protest proceedings.

RESOLUTION NO. 2008-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
ANNEXATION NO. 2006-15 TO THE
ANTELOPE VALLEY MOSQUITO ABATEMENT AND VECTOR CONTROL DISTRICT

WHEREAS, an application for the proposed annexation of certain territory in unincorporated county territory and the City of Palmdale to the Antelope Valley Mosquito Abatement and Vector Control District, 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 495± acres of inhabited territory in unincorporated county territory and the City of Palmdale, and is assigned the following distinctive short form designation: "Annexation No. 2006-15 to the Antelope Valley Mosquito Abatement and Vector Control District;" 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 mosquito abatement and vector control services to 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 October 22, 2008, 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. The Commission, acting in its role as a responsible agency with respect to Annexation 2006-15 to the Antelope Valley Mosquito Abatement and Vector Control District, 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 Negative Declaration adopted by the District, 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 in connection with its approval of the project.
2. The Commission hereby approves Annexation No. 2006-15 to the Antelope Valley Mosquito Abatement Vector Control District 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 November 19, 2008 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 22nd day of October 2008.

Ayes:

Noes:

Absent:

Abstain:

Sandor L. Winger
Executive Officer

Staff Report

October 22, 2008

Agenda Item No. 4a

Los Angeles County Waterworks District No. 40 Annexation No. 2006-02

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

Proposal Area: The project site consists of 20.86± acres of land.

Location: The site is generally located on the south east corner of Avenue H8 and 20th Street East 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:* 20th East and Ave H8, LLC.
3. *Topography, Natural Boundaries and Drainage Basins:* The terrain is flat with no basins, no regulated trees and slopes are 2:1 or flatter.
4. *Zoning, Present and Future Land Use:* The subject territory is currently zoned as R7-Low Density-Single-Family Residential, the future or proposed land use will remain the same. The subject territory is consistent with current City and County General Plans. The subject territory is proposed to be developed as 77 single family dwelling units.
5. *Surrounding Land Use:* The surrounding territory is vacant to the north and south and existing residential to the east and west.
6. *Assessed Value:* The total assessed value is \$109,099.00.
7. *Governmental Services and Control, Availability and Adequacy:* The subject territory is all within the City of Lancaster; municipal services to the subject territory will be provided as outlined in the City's General Plan.
8. *Water Availability:* The District has sufficient water supply to meet the needs of the proposal area.

9. *Effects on agricultural or open-space lands:* There are no agricultural or open space lands within the subject territory, therefore, the proposal will have no effect on agricultural or open space lands.
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 alternate courses of action at this time.

CEQA: The City of Lancaster, as lead agency, adopted a Mitigated Negative Declaration.

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

Waiver of Protest Hearing: Pursuant to Government Code Section 56663(c) all owners of land within the affected territory have consented to the change of organization. To date, the subject agencies have not submitted written opposition to waiver of the protest proceedings.

Conclusion: The subject territory will be developed with 77 single-family homes. Annexation will allow future residents to receive a reliable source of water.

Recommended Action:

1. Waive Notice and Hearing requirements for this application pursuant to Government Code section 56663(a).
2. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2006-02 to Los Angeles County Waterworks District No. 40.

RESOLUTION NO. 2008-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
ANNEXATION NO. 2006-02 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 20.86± acres of uninhabited territory in the City of Lancaster, and is assigned the following distinctive short form designation: "Annexation No. 2006-02 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 October 22, 2008, at its regular meeting this Commission considered the proposal and the report of the Executive Officer, along with public comment on the proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

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

Based thereon, notice and hearing requirements are waived.

2. The Commission, acting in its role as a responsible agency with respect to Annexation 2006-02 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 Lancaster, 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 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 22nd day of October 2008.

Ayes:

Noes:

Absent:

Abstain:

Sandor L. Winger
Executive Officer

Staff Report

October 22, 2008

Agenda Item No. 4b

Los Angeles County Waterworks District No. 40 Annexation No. 2006-03

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

Proposal Area: The project site consists of 20.80± acres of land.

Location: The site is generally located on the northwest corner of 20th Street East and D Street extending to the south east corner of C and F Street 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:* 20th East and Ave H8, LLC.
3. *Topography, Natural Boundaries and Drainage Basins:* The terrain is flat with no basins, no regulated trees and slopes are 2:1 or flatter.
4. *Zoning, Present and Future Land Use:* The subject territory is currently zoned as R7-Low Density-Single-Family Residential, the future or proposed land use will remain the same. The subject territory is consistent with current City and County General Plans. The subject territory is proposed to be developed as 78 single family dwelling units.
5. *Surrounding Land Use:* The surrounding territory is vacant to the north and existing residential to the south, east, and west.
6. *Assessed Value:* The total assessed value is \$111,281.00.
7. *Governmental Services and Control, Availability and Adequacy:* The subject territory is all within the City of Lancaster; municipal services to the subject territory will be provided as outlined in the City's General Plan.
8. *Water Availability:* The District has sufficient water supply to meet the needs of the proposal area.

9. *Effects on agricultural or open-space lands:* There are no agricultural or open space lands within the subject territory, therefore, the proposal will have no effect on agricultural or open space lands.
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: While there are private water companies in the City, in order to provide water service new infrastructure would have to be built causing the landowner to incur prohibitive costs.

CEQA: The City of Lancaster, as lead agency, adopted a Mitigated Negative Declaration.

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

Waiver of Protest Hearing: Pursuant to Government Code Section 56663(c) all owners of land within the affected territory have consented to the change of organization. To date, the subject agencies have not submitted written opposition to waiver of the protest proceedings.

Conclusion: The subject territory will be developed with 78 single-family homes. Annexation will allow future residents to receive a reliable source of water.

Recommended Action:

1. Waive Notice and Hearing requirements for this application pursuant to Government Code section 56663(a).
2. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2006-03 to Los Angeles County Waterworks District No. 40.

RESOLUTION NO. 2008-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
ANNEXATION NO. 2006-03 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 20.80± acres of uninhabited territory in the City of Lancaster, and is assigned the following distinctive short form designation: "Annexation No. 2006-03 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 October 22, 2008, at its regular meeting this Commission considered the proposal and the report of the Executive Officer, along with public comment on the proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

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

Based thereon, notice and hearing requirements are waived.

2. The Commission, acting in its role as a responsible agency with respect to Annexation 2006-03 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 Lancaster, 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 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 22nd day of October 2008.

Ayes:

Noes:

Absent:

Abstain:

Sandor L. Winger
Executive Officer

Staff Report

October 22, 2008

Agenda Item No. 4c

**Annexation No. 389 to
County Sanitation District No. 14**

The following is a request to annex 331.864± acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

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

Location: The subject territory consists of eight parcels located between Avenue E and Avenue F-8, and 68th Street East and 80th Street East, all within unincorporated County territory.

Factors to be Considered Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 0.
2. ***Landowner:*** County Sanitation District No. 14 of Los Angeles County.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat with a slight slope toward Rosamond Dry Lake.
4. ***Zoning, Present and Future Land Use:*** The current zoning is A-2-1; Heavy Agricultural with a minimum of one unit per acre. The present land use is vacant, residential, and agricultural. The territory is currently being developed for agricultural and farming operations utilizing reclaimed wastewater in order to implement the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan.
5. ***Surrounding Land Use:*** The surrounding land use is agricultural, open space, and residential to the north, south, east, and west.
6. ***Assessed Value:*** The total assessed value is \$1,811,117.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is not currently serviced by the District. No sewerage service is planned for the future. However, the area was included in the future service area of the District and is required for the District's reclaimed wastewater management needs, which were addressed in the LWRP 2020 Facilities Plan.

8. ***Effects on agricultural or open-space lands:*** The proposal area will be maintained as agricultural lands. The annexation territory will not have an effect on 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: The Lancaster Water Reclamation Plant 2020 Facilities Plan Environmental Impact Report certified by County Sanitation District No. 14 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: Denial of this proposal would increase the operational costs of the proposed reclaimed water agricultural reuse project because the District would have to pay property taxes on this property if it remains outside of the District, resulting in a higher service charge for the District's ratepayers.

Recommended Action:

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 389 to County Sanitation District No. 14.

RESOLUTION NO. 2008-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
ANNEXATION NO. 389 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 unincorporated territory of Los Angeles County; and

WHEREAS, the principal reason for the proposed annexation is to develop agricultural and farming operations utilizing reclaimed wastewater in order to implement the Lancaster Water Reclamation Plant 2020 Plan; 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 331.864± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 389 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 22, 2008, 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. 389, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Lancaster Water Reclamation Plant 2020 Facilities Plan Environmental Impact Report certified by County Sanitation District No. 14 of Los Angeles County and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
3. Annexation No. 389 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.
4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
 - a. The territory to be annexed is uninhabited;
 - b. All owners of land within the affected territory have given their written consent to the change of organization; and
 - c. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 14.
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.

Resolution No. 2008-00RMD
Page 4

PASSED AND ADOPTED this 22nd day of October 2008.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

Staff Report

October 22, 2008

Agenda Item No. 4d

**Annexation No. 390 to
County Sanitation District No. 14**

The following is a request to annex 34.891± acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

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

Location: The subject territory consists of four parcels located between Avenue E-8 and Avenue G, and 60th Street East and 70th Street East, all within unincorporated County territory.

Factors to be Considered Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 0.
2. ***Landowner:*** County Sanitation District No. 14 of Los Angeles County.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat with a slight slope toward Rosamond Dry Lake.
4. ***Zoning, Present and Future Land Use:*** The current zoning is A-2-1; Heavy Agricultural with a minimum of one unit per acre. The present land use is vacant, residential, and agricultural. The territory is currently being developed for agricultural and farming operations utilizing reclaimed wastewater in order to implement the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan.
5. ***Surrounding Land Use:*** The surrounding land use is agricultural, open space, and residential to the north, south, east, and west.
6. ***Assessed Value:*** The total assessed value is \$320,853.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is not currently serviced by the District. No sewerage service is planned for the future. However, the area was included in the future service area of the District and is required for the District's reclaimed wastewater management needs, which were addressed in the LWRP 2020 Facilities Plan.

8. ***Effects on agricultural or open-space lands:*** The proposal area will be maintained as agricultural lands. The annexation territory will not have an effect on 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: The Lancaster Water Reclamation Plant 2020 Facilities Plan Environmental Impact Report certified by County Sanitation District No. 14 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: Denial of this proposal would increase the operational costs of the proposed reclaimed water agricultural reuse project because the District would have to pay property taxes on this property if it remains outside of the District, resulting in a higher service charge for the District's ratepayers.

Recommended Action:

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 390 to County Sanitation District No. 14.

RESOLUTION NO. 2008-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
ANNEXATION NO. 390 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 unincorporated territory of Los Angeles County; and

WHEREAS, the principal reason for the proposed annexation is to develop agricultural and farming operations utilizing reclaimed wastewater in order to implement the Lancaster Water Reclamation Plant 2020 Plan; 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 34.891± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 390 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 22, 2008, 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. 390, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Lancaster Water Reclamation Plant 2020 Facilities Plan Environmental Impact Report certified by County Sanitation District No. 14 of Los Angeles County and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
3. Annexation No. 390 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.
4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
 - a. The territory to be annexed is uninhabited;
 - b. All owners of land within the affected territory have given their written consent to the change of organization; and
 - c. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 14.
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 22nd day of October 2008.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

Staff Report

October 22, 2008

Agenda Item No. 4e

**Annexation No. 391 to
County Sanitation District No. 14**

The following is a request to annex 111.311± acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

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

Location: The subject territory consists of eight parcels located between Avenue F-8 and Avenue G, and 75th Street East and 90th Street East, all within unincorporated County territory.

Factors to be Considered Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 0.
2. ***Landowner:*** County Sanitation District No. 14 of Los Angeles County.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat with a slight slope toward Rosamond Dry Lake.
4. ***Zoning, Present and Future Land Use:*** The current zoning is A-2-1; Heavy Agricultural with a minimum of one unit per acre. The present land use is vacant, residential, and agricultural. The territory is currently being developed for agricultural operations utilizing reclaimed wastewater in order to implement the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan.
5. ***Surrounding Land Use:*** The surrounding land use is agricultural, open space, and residential to the north, south, east, and west.
6. ***Assessed Value:*** The total assessed value is \$419,719.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is not currently serviced by the District. No sewerage service is planned for the future. However, the area was included in the future service area of the District and is required for the District's reclaimed wastewater management needs, which were addressed in the LWRP 2020 Facilities Plan.
8. ***Effects on agricultural or open-space lands:*** The proposal area will be maintained as agricultural lands. The annexation territory will not have an effect on 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: The Lancaster Water Reclamation Plant 2020 Facilities Plan Environmental Impact Report certified by County Sanitation District No. 14 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: Denial of this proposal would increase the operational costs of the proposed reclaimed water agricultural reuse project because the District would have to pay property taxes on this property if it remains outside of the District, resulting in a higher service charge for the District's ratepayers.

Recommended Action:

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 391 to County Sanitation District No. 14.

RESOLUTION NO. 2008-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
ANNEXATION NO. 391 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 unincorporated territory of Los Angeles County; and

WHEREAS, the principal reason for the proposed annexation is to develop agricultural and farming operations utilizing reclaimed wastewater in order to implement the Lancaster Water Reclamation Plant 2020 Plan; 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 111.311± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 391 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 22, 2008, 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. 391, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Lancaster Water Reclamation Plant 2020 Facilities Plan and Environmental Impact Report adopted by County Sanitation District No. 14 of Los Angeles County and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
3. Annexation No. 391 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.
4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
 - a. The territory to be annexed is uninhabited;
 - b. All owners of land within the affected territory have given their written consent to the change of organization; and
 - c. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 14.
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 22nd day of October 2008.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer