

**LOCAL AGENCY FORMATION COMMISSION
SPECIAL MEETING AGENDA**

Wednesday, November 19, 2008
10:30 a.m.

Room 374A
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. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 340.
4. **PROTEST HEARING**
 - a. Antelope Valley Mosquito Abatement and Vector Control District Annexation 2006-15.
5. **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. City of Lomita Reorganization No. 2008-03.
 - b. Los Angeles County Sanitation District No. 14 – Annexation No. 332.

- c. Approve Los Angeles LAFCO 2008 Procedures Manual.
- d. Approve Minutes of October 8, 2008 and October 22, 2008.
- e. Receive and file update on pending applications.

6. **OTHER ITEMS**

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

7. **PUBLIC COMMENT**

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

8. **FUTURE MEETINGS**

December 10, 2008

9. **FUTURE AGENDA ITEMS**

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

10. **ADJOURNMENT MOTION**

Staff Report

November 19, 2008

Agenda Item No. 3a

Annexation No. 340 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)

The following is a request to annex 8.084± acres of inhabited territory to the SCVSD.

Proposal Area: The annexation consists of one existing triplex and 19 existing single-family homes, located within a residential community.

Location: The subject territory is located on or near Sierra Highway approximately one mile northeasterly from its intersection with Soledad Canyon Road, all within the City of Santa Clarita.

Factors to be Considered Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is estimated at 69 residents.
2. ***Landowners:*** There are numerous landowners within the annexation territory.
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 up to five dwelling units per acre. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential.
6. ***Assessed Value:*** The total assessed value is \$4,107,272.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is not currently serviced by the SCVSD. However, the area was included in the future service area that might be served by the SCVSD and the SCVSD'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 SCVSD 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 one existing triplex and 19 existing single-family homes are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation containing existing structures developed to the density allowed by the current zoning.

Conclusion: Should the subject territory not be annexed into the SCVSD, 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. 340 to the SCVSD.
4. Pursuant to Government Code Section 57002, set January 28, 2009 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. 340 TO
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 triplex and 19 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 8.084± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 340 to the SCVSD”; and

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

WHEREAS, on November 19, 2008, 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, 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. 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).
2. Annexation No. 340 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 SCVSD may legally impose.
 - b. The regular County assessment roll is utilized by the SCVSD.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the SCVSD.
3. The Commission hereby sets the protest hearing for January 28, 2009 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 19th day of November 2008.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

Staff Report

November 19, 2008

Agenda Item No. 4a

Protest Hearing on Annexation No. 2006-15 to Antelope Valley Mosquito Abatement Vector Control District (AVMAVCD)

On October 22, 2008 your Commission approved a request initiated by the Antelope Valley Mosquito Abatement Vector Control District (AVMAVCD) 495± acres of inhabited territory into the boundaries of AVMAVCD. The Protest Hearing before you today will satisfy the requirements of Government Code section 57000, *et seq.*

The annexation proposal is summarized as follows:

Proposal Area: The 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 protest hearing and receive written protests.
2. Close protest hearing.
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of protests filed and not withdrawn and report back to the Commission with the results.
4. Based upon the results of the protest hearing either adopt a resolution terminating the annexation proceedings if a majority protest exists, ordering Annexation No. 2006-15 to Antelope Valley Mosquito Abatement Vector Control District directly or ordering the annexation subject to confirmation by the registered voters of the affected territory.

RESOLUTION NO. 2008-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS 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, on October 22, 2008 the Commission approved Annexation No. 2006-15 to Antelope Valley Mosquito Abatement and Vector Control District; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set November 19, 2008 as the date for the protest hearing and has given notice thereof; and

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

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

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters within the boundary of the territory is 940 and the number of property owners is 1,013 and the total assessed value of land within the affected territory is \$31,950,142.00.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 2006-15 and not withdrawn is ____, which, even if valid, represents less than 25 percent of the number of registered voters residing within the boundaries of the affected territory, and less than 25 percent of the number of owners of land who also own at least 25 percent of the assessed value of land within the affected territory.
3. The Commission hereby orders the annexation of the territory described in Exhibit "A" hereto, to the Antelope Valley Mosquito Abatement and Vector Control District .
4. Pursuant to Government Code section 56886, the annexation shall be 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. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5, and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57000, *et seq.*

PASSED AND ADOPTED this 19th day of November 2008.

Ayes:

Noes:

Absent:

Abstain:

Sandor L. Winger
Executive Officer

Staff Report

November 19, 2008

Agenda Item No. 5a

**CITY OF LOMITA REORGANIZATION NO. 2008-03
(Cypress Reservoir)**

Agenda Item No.5a is a proposal requesting reorganization of approximately 1.12 acres of uninhabited territory detaching from the City of Rolling Hills Estates and annexing to the City of Lomita. The applicant of record is the City of Lomita, the proposal having been initiated by City of Lomita Resolution No. 2006-45 adopted on September 18, 2006. The application was received on February 8, 2008.

Related Jurisdictional Changes: Jurisdictional boundary changes include detachment of the subject territory from the City of Rolling Hills Estates and the Palos Verdes Library District, and annexation of the same said territory to the City of Lomita. Related jurisdictional changes include withdrawal from County Lighting Maintenance District 100075, and amendment to the City of Lomita's and the City of Rolling Hills Estates' sphere of influence.

Proposal Area: The affected territory consists of two irregularly shaped parcels of land. The site, known as the Cypress Reservoir, includes a water well and an above-ground water reservoir utilized for municipal services by the City of Lomita. The property however, is located within the City of Rolling Hills Estates.

In 1954 Los Angeles County Waterworks District No. 13 was granted a water supply permit for the existing water and storage facility. Waterworks District No. 13 provided water service to Lomita until its dissolution. Upon dissolution of the district, ownership of the water system was transferred to the City.

Purpose of Request: The City of Lomita requests the reorganization in order to place property owned by the City and used for the provision of municipal water service under the jurisdictional control of the City and to avoid further payment of property taxes on the property.

Location: The subject territory is located at the terminus of southern terminus of Cypress Street, south of Pacific Coast Highway.

Factors of Consideration Pursuant to Government Code Section 56668:

1. ***Population:*** The estimated population of the reorganization area is 0. It is unlikely that there will be any significant population growth in the area since no residential or commercial uses are planned.

2. **Registered Voters/Landowners:** As of March 10, 2008, the County Registrar-Recorder-County Clerk certified that there were no registered voters residing within the affected territory.
3. **Topography, Natural Boundaries and Drainage Basins:** The water reservoir is located on a hill in order to provide sufficient water pressure. There are no natural boundaries.
4. **Zoning, Present and Future Land Use:** The current city of Rolling Hills zoning designation for the subject property is Open Space - private parks and private land reserved for open spaces. Present land use is water well and reservoir.

No future change in land use is anticipated.

5. **Surrounding Land Use:** Land uses north of the affected territory are primarily single-family residential. Land use to the south, east and west is vacant land and some material storage.
6. **Pre-zoning and Conformance with the General Plan:** The City of Lomita adopted a General Plan Amendment (Resolution No. 2006-46) and pre-zoning ordinance for the subject area (Ordinance No. 694) designating the zoning as “Open Space.”
7. **Assessed Value, Tax Transfer:** The total assessed value of land is \$1,701,241. All agencies have adopted a tax transfer resolution.
8. **Governmental Services and Control, Availability and Adequacy:** Upon reorganization, the City of Lomita will provide most services to the area. Services will be provided to the affected territory at the same level of service or a greater level as the City of Rolling Hills Estates provided upon approval of this reorganization 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:** Library services in the area are currently within the Palos Verdes Library District. Upon reorganization, the affected territory will be included within the Los Angeles County Public Library service area.
 - d. **Park & Recreational Services:** Rolling Hills Estates currently provides park and recreational services within the affected territory. Upon reorganization, Lomita will provided park and recreational services.

- e. Police: Law enforcement services are currently provided by the Los Angeles County Sheriff's Department. The County Sheriff is also a contract service provider for the City of Lomita. There will be no change in the current level of service
 - f. Solid Waste Services: The City of Lomita utilizes a private collection company (Cal Met).
 - g. Street and Road Maintenance: The City of Lomita is to maintain the main access road.
 - h. Water: There will be no change in service. The City of Lomita already provides service to the site.
 - i. Waster Water Service: There will be no change in service. Lomita provides the service to its water facilities.
9. ***Alternative Course of Action***: There is no alternative course of action that will achieve the purpose of this request – placement of city-owned land, used for municipal purpose, under its jurisdiction.
10. ***Effects of the Proposal on Adjacent Areas and the County***: The proposed reorganization will have no effect on the surrounding areas or the County. The alternative governmental option would be to deny the request. In which case, City of Lomita infrastructure would remain on property under the City of Rolling Hills Estates' jurisdiction.
11. ***Effects on Agricultural and Open-Space Lands***: The proposal will not impact agricultural or open-space lands.
12. ***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.
13. ***Conformity with Policies on Planned and Orderly Growth***: The proposed reorganization conforms to the policies and priorities set forth in Government Code section 56377.
14. ***General Plan Consistency***: The proposal is consistent with the City of Rolling Hills Estates and the City of Lomita General Plans
15. ***Sphere of Influence***: The affected territory is currently within the City of Rolling Hills Estates' sphere of influence, upon amendment, the territory to be in Lomita's sphere of influence.
16. ***Comments from Affected Agencies***: There were no concerns from affected agencies.

17. ***Timely Availability of Water Supplies:*** Water is already provided to the area by Lomita.
18. ***Regional Housing Needs:*** Reorganization of the affected territory is not likely to result in the construction of new housing units.
19. ***Environmental Justice:*** The affected territory is uninhabited, and therefore, will have no affect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

Correspondence: Staff has received no correspondence regarding this reorganization proposal.

CEQA: As Lead Agency, the City of Lomita adopted a Negative Declaration for the project on September 18, 2006, Resolution No. 2006-24.

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 regarding this proposal.

Waiver of Protest Proceedings: All of the owners of land and all subject agencies have consented to the waiver of protest proceedings, pursuant to Government Code Section 56663(c), and therefore, the Commission may waive protest proceedings in their entirety.

Conclusion: Staff recommends approval of this reorganization request. The reorganization is a logical and reasonable extension of the City of Lomita boundary.

Recommendation:

1. Waive Notice and Hearing requirements for this application pursuant to government code section 56663(a).
2. Adopt the Resolution Making Determinations Approving and Ordering City of Lomita Reorganization No. 2008-03.

RESOLUTION NO. 2008-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
"CITY OF LOMITA REORGANIZATION NO. 2008-03"

WHEREAS, the City of Lomita (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 reorganization of territory herein described as the detachment of territory from the City Rolling Hills Estates and the Palos Verdes Library District , and annexation of said territory to the City of Lomita, and including withdrawal from County Lighting Maintenance District 100075; and

WHEREAS, the proposed annexation consists of 1.12 ± acres of uninhabited territory and is assigned the following distinctive short form designation: "City of Lomita Reorganization No. 2008-03;" 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 reorganization is to allow the City of Lomita governmental jurisdiction over property owned and used for municipal services as part of the City's water system; and

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

WHEREAS, on November 18, 2008, 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, acting in its role as a responsible agency with respect to Reorganization No. 2008-03 pursuant to California Environmental Quality Act ("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 environmental documents adopted by the City of Lomita as lead agency, namely City of Lomita Resolution No.2006-24, approving and adopting a Negative Declaration for the reorganization and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
2. The Commission hereby amends the spheres of influence of the Cities of Lomita and Rolling Hills Estates, to remove the territory described in Exhibits A and B from the City of Rolling Hills Estates sphere of influence and to add the same territory to the City of Lomita's sphere of influence and makes the following determinations in accordance with Government Code Section 56425:
 - a. Present and planned land uses in the area:
Present land use is water well and reservoir. No future change in land use is anticipated.
 - b. Present and probable need for public facilities and services:
The subject territory is part of the City of Lomita's public works infrastructure. The water system facilities on the site require and receive routine and ongoing maintenance from the City.

- c. The present capacity of public facilities:
The City of Lomita provides an array of public services to its residents, which includes law enforcement, community development, recreation and park services, and water. Its ability to provide an adequate and dependable supply of water will be enhanced annexation of this water facility and its eventual expansion.
 - d. The existence of any social or economic communities of interest:
The subject territory is within the City of Lomita's social and economic communities of interest, since it is owned by the City and is being used for municipal purposes.
3. 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.
4. The affected territory consists of 1.12 acres, is uninhabited, and is assigned the following short form designation:

“City of Lomita Reorganization No. 2008-03”

- a. City of Lomita Reorganization No. 2008-03 is hereby approved, subject to the following terms and conditions:
- b. Detachment of the territory described in Exhibits A and B from the City of Rolling Hills Estates.
- c. Detachment of the territory described in Exhibits A and B from the Palos Verdes Library District.
- d. Annexation of the territory described in Exhibits A and B to the City of Lomita.
- e. Withdrawal of the territory described in Exhibits A and B from the County Lighting Maintenance District 100075.

The territory so reorganized shall be subject to the payment of such service.

- f. charges, assessments or taxes as may be legally imposed by the City of Lomita.
- g. The regular County assessment roll shall be utilized by the City of Lomita.
- h. The territory will not be taxed for existing bonded indebtedness of the City of Lomita.
- i. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
 - i. The territory to be annexed is uninhabited;
 - ii. All owners of land within the affected territory have given their written consent to the change of organization; and
 - iii. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.

- 5. The Commission hereby orders City of Lomita Reorganization No. 2008-03, subject to the terms and conditions set forth in paragraph 3, above.
- 6. The Executive Officer is directed to transmit a certified copy of this resolution to the City of Lomita, upon the City'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 19th day of November 2008.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER, Executive Officer

Staff Report

November 19, 2008

Agenda Item No. 5b

**Annexation No. 332 to
County Sanitation District No. 14**

The following is a request to annex 2.561± acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

Proposal Area: The annexation consists of vacant land, located within a vacant area. The territory is currently being developed to include one proposed office building.

Location: The subject territory is located on 10th Street West approximately 300 feet north of Avenue L-12, 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:*** Joshua Lane, LLC.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is LI; Light Industrial. The present land use is vacant. The proposed land use is light industrial.
5. ***Surrounding Land Use:*** The surrounding land use is light industrial.
6. ***Assessed Value:*** The total assessed value is \$2,547,008.
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 proposed office building is exempt from the provisions of the California Environmental Quality Act (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.

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 the Resolution Making Determinations Approving and Ordering Annexation No. 332 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. 332 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 one proposed office building; and

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

WHEREAS, the territory consists of 2.561± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 332 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 November 19, 2008, at a special 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 15332.
3. Annexation No. 332 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. 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 19th day of November 2008.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER, Executive Officer