

**LOCAL AGENCY FORMATION COMMISSION  
MEETING AGENDA**

Wednesday, November 9, 2011  
9:00 a.m.

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

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A person with a disability may contact the LAFCO office at (818) 254-2454 at least 72 hours before the scheduled meeting to request receipt of an agenda in an alternative format or to request disability-related accommodations, including auxiliary aids or services, in order to participate in the public meeting. Later requests will be accommodated to the extent feasible.

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](http://www.lalafco.org).

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1. **CALL MEETING TO ORDER.**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN GLADBACH.**
3. **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 County Sanitation District No. 14 – Annexation No. 360.
- b. Los Angeles County Sanitation District No. 20 – Annexation No. 87.
- c. Los Angeles County Sanitation District No. 21 – Annexation No. 726.
- d. Los Angeles County Sanitation District No. 22 – Annexation No. 400.
- e. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 1021.
- f. Los Angeles County Waterworks District No. 40. – Annexation No. 2007-31.
- g. City of Long Beach Reorganization No. 2011-13 - (LA County/Orange County Boundary Change).
- h. Approve Minutes of October 12, 2011.
- i. Operating Account and Check Register for the month of October 2011.

- j. Receive and file update on pending applications.

4. **OTHER ITEMS**

- a. East Los Angeles Incorporation Status Report.
- b. Proposed Memorandum of Understanding with Orange County LAFCO.
- c. Presentation of Service Pins.

5. **COMMISSIONER'S REPORT**

Commissioners' questions for staff, announcements of upcoming events and opportunity for Commissioners to briefly report on their LAFCO-related activities since last meeting.

6. **EXECUTIVE OFFICER'S REPORT**

Executive Officer's announcement of upcoming events and brief report on activities of the Executive Officer since the last meeting.

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 14, 2011~~ (Meeting Canceled)  
January 11, 2012  
February 8, 2012  
March 14, 2012

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 9, 2011

### Agenda Item No. 3.a.

#### Annexation No. 360 to County Sanitation District No. 14

The following item is a proposal requesting annexation of approximately 20.286± acres of uninhabited territory to Los Angeles County Sanitation District No. 14. The District, as the applicant of record, adopted a resolution initiating proceedings on August 27, 2008.

**Related Jurisdictional Changes:** There are no related jurisdictional changes.

**Purpose/Background:** The owner of real property within the territory has requested, in writing, that the District provide off-site sewage disposal service.

**Proposal Area:** The annexation consists of vacant land, located within a vacant residential area. The territory is being developed to include 45 proposed single-family homes.

**Location:** The affected territory is located between Avenue M-12 and Avenue N approximately 700 feet east of 55<sup>th</sup> Street West, all within City of Palmdale.

#### **Factors of Consideration Pursuant to Government Code Section 56668:**

1. ***Population:*** The current population is 0. The applicant estimated a population increase of 113 residents after development.
2. ***Registered Voters/Landowners:*** There is 1 landowner.
3. ***Topography:*** The topography slopes generally north between 3.5% and 4 %.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [R-1-13000]; Single-Family Residential with a minimum lot size of 13,000 square feet. The present land use is vacant. The proposed land use is residential.
5. ***Surrounding Land Use:*** The land use in the surrounding territory is residential and commercial.
6. ***Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
7. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2011 is \$924,000. The affected agencies have adopted a negotiated tax exchange resolution.

8. ***Governmental Services and Control, Availability and Adequacy:*** The affected 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 annexation will be treated at the LWRP. The District has adequate capacities to collect, treat, and dispose of the wastewater generated by the affected territory.
9. ***Effects on Agricultural and Open-Spaced Lands:*** The annexation territory will not have an effect on agricultural or open space lands.
10. ***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 territory.
11. ***Effects of the Proposal on Adjacent Areas and the County:*** No effects on adjacent areas and the County.
12. ***Sphere of Influence:*** The affected territory is within the sphere of influence of District No. 14.
13. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
14. ***Regional Housing Needs:*** This proposal has no adverse affect on the Regional Housing Needs Allocation for the County or the City since it is a special district proposal.
15. ***Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
17. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

**CEQA:** The Mitigated Negative Declaration adopted by the City of Palmdale 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 Proceedings:** Pursuant to Government Code Section 56663(c), all owners of land within the affected territory have consented to the change of organization, and to date, no subject agency has submitted written opposition to waiver of the protest proceedings. Based thereon, the Commission may waive protest proceedings.

**Conclusion:** Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the Los Angeles County Sanitation District No. 14 boundary.

**Recommended Action:**

- 1) Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 360 to County Sanitation District No. 14.

**RESOLUTION NO. 2011-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 360 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 within the City of Palmdale; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 45 proposed single-family homes; and

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

WHEREAS, the territory consists of 20.286± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 360 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 9, 2011, 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. The owner of land within the affected territory has given their written consent to the change of organization; and
  - b. No subject agency has submitted a written demand for notice and hearing on this proposal.

Based thereon, notice and hearing requirements are waived.

2. Acting in its role as a responsible agency with the respect to Annexation No. 360, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Mitigated Negative Declaration adopted by the City of Palmdale for approval of Tentative Tract Map No. 60408 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. 360 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.
  - d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
- a. The territory to be annexed is uninhabited;
  - b. The owner of land within the affected territory has 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 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 9<sup>th</sup> day of November 2011.

Ayes:

Noes:

Absent:

Abstain:

**LOCAL AGENCY FORMATION COMMISSION FOR THE  
COUNTY OF LOS ANGELES**

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**PAUL A. NOVAK, Executive Officer**

## Staff Report

November 9, 2011

### Agenda Item No. 3.b.

#### Annexation No. 87 to County Sanitation District No. 20

The following item is a proposal requesting annexation of approximately 46.117± acres of uninhabited territory to Los Angeles County Sanitation District No. 20. The District, as the applicant of record, adopted a resolution initiating proceedings on June 25, 2008.

**Related Jurisdictional Changes:** There are no related jurisdictional changes.

**Purpose/Background:** The owner of real property within the territory has requested, in writing, that the District provide off-site sewage disposal service.

**Proposal Area:** The annexation consists of vacant land, located within a vacant residential area. The territory is currently being developed to include 154 proposed single-family homes.

**Location:** The affected territory is located between 47<sup>th</sup> Street East and Fort Tejon Road approximately 200 feet north of Pear Blossom Highway, all within the City of Palmdale.

#### **Factors of Consideration Pursuant to Government Code Section 56668:**

1. ***Population:*** The current population is 0. The applicant estimated a population increase of 528 residents after development.
2. ***Registered Voters/Landowners:*** There is 1 landowner.
3. ***Topography:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [R-1-7000]; Single-Family Residential with a minimum lot size of 7,000 square feet. The present land use is vacant residential. The proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential and vacant residential.
6. ***Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
7. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2011 is \$3,665,000. The affected agencies have adopted a negotiated tax exchange resolution.

8. ***Governmental Services and Control, Availability and Adequacy:*** The affected territory is not currently serviced by the District. However, the area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Palmdale Water Reclamation Plant (PWRP) 2025 Facilities Plan. The wastewater generated by the proposed project will be treated at the PWRP. The District will have adequate capacity to collect, treat, and dispose of the wastewater anticipated to be generated by the affected territory.
9. ***Effects on Agricultural and Open-Spaced Lands:*** The proposal will not have an effect on agricultural or open space lands.
10. ***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 territory.
11. ***Effects of the Proposal on Adjacent Areas and the County:*** No effects on adjacent areas and the County.
12. ***Sphere of Influence:*** The affected territory is within the sphere of influence of District No. 20.
13. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
14. ***Regional Housing Needs:*** This proposal has no affect on the Regional Housing Needs Allocation for the City and the County since it is a special district proposal.
15. ***Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
17. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

**CEQA:** The Mitigated Negative Declaration adopted by the City of Palmdale is adequate for your 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 Proceedings:** Pursuant to Government Code Section 56663(c), all owners of land within the affected territory have consented to the change of organization, and to date, no subject agency has submitted written opposition to waiver of the protest proceedings. Based thereon, the Commission may waive protest proceedings.

**Conclusion:** Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the Los Angeles County Sanitation District No. 20 boundary.

**Recommended Action:**

- 1) Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 87 to County Sanitation District No. 20.

**RESOLUTION NO. 2011-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 87 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 20"**

WHEREAS, the County Sanitation District No. 20 adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located in the City of Palmdale; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 154 proposed single-family homes; and

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

WHEREAS, the territory consists of 46.117± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 87 to County Sanitation District No. 20"; and

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

WHEREAS, on November 9, 2011, 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. The owner of land within the affected territory has given their written consent to the change of organization; and
  - b. No subject agency has submitted a written demand for notice and hearing on this proposal.

Based thereon, notice and hearing requirements are waived.

2. Acting in its role as a responsible agency with the respect to Annexation No. 87, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Mitigated Negative Declaration adopted by the City of Palmdale for approval of Tentative Tract Map 51451, 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. 87 to the County Sanitation District No. 20 is hereby approved subject to the following terms and conditions:
  - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.

- b. The regular County assessment roll is utilized by the District.
  - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
  - d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
  - a. The territory to be annexed is uninhabited;
  - b. The owner of land within the affected territory has 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 County Sanitation District No. 20.
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. 2011-00RMD  
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PASSED AND ADOPTED 9<sup>th</sup> day of November 2011.

Ayes:

Noes:

Absent:

Abstain:

**LOCAL AGENCY FORMATION COMMISSION FOR THE  
COUNTY OF LOS ANGELES**

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**PAUL A. NOVAK, Executive Officer**

## Staff Report

November 9, 2011

Agenda Item No. 3.c.

### Annexation No. 726 to County Sanitation District No. 21

The following item is a proposal requesting annexation of approximately 617.431± acres of uninhabited territory to Los Angeles County Sanitation District No. 21. The District, as the applicant of record, adopted a resolution initiating proceedings on September 22, 2010.

**Related Jurisdictional Changes:** There are no related jurisdictional changes.

**Purpose/Background:** All the owners of real property within the territory have requested, in writing, that the District provide off-site sewage disposal service.

**Proposal Area:** The annexation consists of an existing church, an existing automotive repair shop, an existing commercial building, and an existing parking lot, located within a Commercial and vacant Industrial area. The territory is also being developed to include several proposed commercial, industrial, and retail lots and possibly an NFL football stadium.

**Location:** The affected territory has four parcels. Parcel 1 is located between the Pomona (60) Freeway and Valley Boulevard northeast and southwest of Grand Avenue, all within the City of Industry; Parcel 2 is located immediately west of the Orange (57) Freeway at its interchange with the 60 Freeway, all within the City of Diamond Bar; Parcel 3 is located on Valley Boulevard at its intersection with Grand Avenue, all within the City of Walnut, and Parcel 4 is located on Brea Canyon Road at its intersection with Glenbrook Drive, all within the City of Diamond Bar.

#### **Factors of Consideration Pursuant to Government Code Section 56668:**

1. ***Population:*** The current population is 0. The estimated future population is 0.
2. ***Registered Voters/Landowners:*** Los Angeles County, City of Industry Urban Development Agency, Evelyn Wandler Trust, and California Friends Church.
3. ***Topography:*** The topography is flat to rolling hillside.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [M]-Industrial; the present land use is commercial and vacant industrial, the proposed land use is commercial and industrial.
5. ***Surrounding Land Use:*** The land use in the surrounding territory is residential, commercial and industrial.

6. ***Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
7. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2011 is \$6,242,338. The affected agencies have adopted a negotiated tax exchange resolution.
8. ***Governmental Services and Control, Availability and Adequacy:*** A portion of the subject territory is already being serviced by the District. The entire subject territory was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Joint Outfall System (JOS) 2010 Master Facilities Plan. The wastewater generated by the annexation will be treated by the JOS, which is comprised of 6 upstream water reclamation plants and the Joint Water Pollution Control Plant. The District has adequate capacities to collect, treat, and dispose of the wastewater generated by the subject territory.
9. ***Effects on Agricultural and Open-Spaced Lands:*** The annexation territory will not have an effect on agricultural or open space lands.
10. ***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 territory.
11. ***Effects of the Proposal on Adjacent Areas and the County:*** No effects on adjacent areas and the County.
12. ***Sphere of Influence:*** The affected territory is within the sphere of influence of District No. 21.
13. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
14. ***Regional Housing Needs:*** This proposal has no adverse affect on the Regional Housing Needs Allocation for the cities or County since it is a special district proposal.
15. ***Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
17. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

**CEQA:** The portion of the project consisting of the existing commercial lot, church, automotive repair shop, and parking lot (Parcels 2, 3 and 4) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it contains existing structures developed to the density allowed by the current zoning. The Environmental Impact Report adopted by the City of Industry for Parcel 1 is adequate for consideration of the portion of the project consisting of the proposed commercial and industrial lots and the proposed football stadium (parcel 1).

**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 Proceedings:** Pursuant to Government Code Section 56663(c), all owners of land within the affected territory have consented to the change of organization, and to date, no subject agency has submitted written opposition to waiver of the protest proceedings. Based thereon, the Commission may waive protest proceedings.

**Conclusion:** Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the Los Angeles County Sanitation District No. 21 boundary.

**Recommended Action:**

- 1) Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 726 to County Sanitation District No. 21.

**RESOLUTION NO. 2011-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 726 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 21"**

WHEREAS, the County Sanitation District No. 21 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 within the Cities of Industry, Diamond Bar and Walnut; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for an existing church, an existing automotive repair shop, an existing commercial building, an existing parking lot and several proposed commercial, industrial, and retail lots and possibly an NFL football stadium; 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 617.314± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 726 to County Sanitation District No. 21"; and

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

WHEREAS, on November 9, 2011, 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. The owners of land within the affected territory have given their written consent to the change of organization; and
  - b. No subject agency has submitted a written demand for notice and hearing on this proposal.

Based thereon, notice and hearing requirements are waived.

2. The Commission finds that a portion of the annexation (Parcel 2, 3 and 4) is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).

Acting in its role as a responsible agency with the respect to the County Sanitation District No. 21, 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 remaining portion of the annexation (Parcel 1) and the Environmental Impact Report adopted by the City of Industry and has determined that the document adequately addresses the environmental impacts of that 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. 726 to the County Sanitation District No. 21 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.
  - d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
  
4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
  - a. The territory to be annexed is uninhabited;
  - b. The 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 County Sanitation District No. 21.
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 9<sup>th</sup> day of November 2011.

Ayes:

Noes:

Absent:

Abstain:

**LOCAL AGENCY FORMATION COMMISSION FOR THE  
COUNTY OF LOS ANGELES**

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**PAUL A. NOVAK, Executive Officer**

## Staff Report

November 9, 2011

### Agenda Item No. 3.d.

#### Annexation No. 400 to County Sanitation District No. 22

The following item is a proposal requesting annexation of approximately 4.752± acres of inhabited territory to Los Angeles County Sanitation District No. 22. The District, as the applicant of record, adopted a resolution initiating proceedings on February 24, 2010.

**Related Jurisdictional Changes:** There are no related jurisdictional changes.

**Purpose/Background:** All of the owners of real property within the territory have requested, in writing, that the District provide off-site sewage disposal service.

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

**Location:** The affected territory is located on Sierra Madre Avenue approximately 200 feet east of Nobhill Drive, all within the City of Azusa.

#### **Factors of Consideration Pursuant to Government Code Section 56668:**

1. ***Population:*** The current population is 14.
2. ***Registered Voters/Landowners:*** There are 5 landowners. There are 13 registered voters.
3. ***Topography:*** The topography is rolling hills.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [NG-3]; Neighborhood General Low Density Residential. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential.
6. ***Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
7. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2011 is \$1,157,934. The affected agencies have adopted a negotiated tax exchange resolution.

8. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is already being serviced by the District. The area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Joint Outfall System (JOS) 2010 Master Facilities Plan. The wastewater generated by the annexation is being treated by the JOS, which is comprised of 6 upstream water reclamation plants and the Joint Water Pollution Control Plant. The District has adequate capacities to collect, treat, and dispose of the wastewater generated by the subject territory.
9. ***Effects on Agricultural and Open-Spaced Lands:*** The proposal will not have an effect on agricultural or open space lands.
10. ***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 territory.
11. ***Effects of the Proposal on Adjacent Areas and the County:*** No effects on adjacent areas and the County.
12. ***Sphere of Influence:*** The affected territory is within the sphere of influence of District No. 22.
13. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
14. ***Regional Housing Needs:*** This proposal has no affect on the Regional Housing Needs Allocation for the City and the County since it is a special district proposal.
15. ***Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
17. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

**CEQA:** The proposed annexation is categorically 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 an existing structure developed to the density allowed by the current zoning.

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

**Waiver of Protest Proceedings:** Pursuant to Government Code Section 56663(d) all owners of land and registered voters within the affected territory have been provided written notice to the change of organization and to date, no subject agency, registered voter or landowner has submitted written opposition to waiver of the protest proceedings. Based thereon, the Commission may waive protest proceedings.

**Conclusion:** Should the subject territory not be annexed in to the District, the land owners 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. 400 to County Sanitation District No. 22.

**RESOLUTION NO. 2011-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 400 TO**  
**LOS ANGELES COUNTY SANITATION DISTRICT NO. 22"**

WHEREAS, the County Sanitation District No. 22 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 Azusa; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for the five 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 4.752± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 400 to County Sanitation District No. 22"; and

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

WHEREAS, on November 9, 2011, 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 a written demand for notice and hearing on this proposal.

Based thereon, notice and hearing requirements are waived.

2. The Commission finds that annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
3. Annexation No. 400 to the County Sanitation District No. 22 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.
  - d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.

4. Pursuant to Government Code Section 56663(d), the Commission hereby finds and determines that:
  - a. The territory to be annexed is inhabited;
  - b. All owners of land and registered voters within the affected territory have been provided written notice to the change of organization; and
  - c. No subject agency, registered voter or landowner has submitted written opposition to waiver of the protest proceedings.

Based thereon, protest proceedings are waived.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to County Sanitation District No. 22.
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. 2011-00RMD  
Page 4

PASSED AND ADOPTED 9<sup>th</sup> day of November 2011.

Ayes:

Noes:

Absent:

Abstain:

**LOCAL AGENCY FORMATION COMMISSION FOR THE  
COUNTY OF LOS ANGELES**

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**PAUL A. NOVAK, Executive Officer**

## Staff Report

November 9, 2011

### Agenda Item No. 3.e.

#### Annexation No. 1021 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)

The following item is a proposal requesting annexation of approximately 21.488± acres of uninhabited territory to the SCVSD. The District, as the applicant of record, adopted a resolution initiating proceedings on June 11, 2008.

**Related Jurisdictional Changes:** There are no related jurisdictional changes.

**Purpose/Background:** The owner of real property within the territory has requested, in writing, that the District provide off-site sewage disposal service.

**Proposal Area:** The annexation consists of vacant land located within a vacant residential area. The territory is currently being developed to include 147 proposed condominiums.

**Location:** The affected territory is located south of Soledad Canyon Road approximately 150 feet northeast of Terri Drive, all within the City of Santa Clarita.

#### **Factors of Consideration Pursuant to Government Code Section 56668:**

1. ***Population:*** The current population is 0. The estimated future population is 441.
2. ***Registered Voters/Landowners:*** ARI Soledad Circle, LLC.
3. ***Topography:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [RM]-Residential Moderate. The present land use is vacant residential. The proposed land use is residential.
5. ***Surrounding Land Use:*** The surrounding land use is residential and vacant residential.
6. ***Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
7. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2011 is \$2,534,000. The affected agencies have adopted a negotiated tax exchange resolution.

8. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is not currently being serviced by the District. 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 generated by the subject territory.
9. ***Effects on Agricultural and Open-Spaced Lands:*** Yes. A 2.6 acre on-site wetland area will be included in the project as part of the mitigation measures. No effects on agricultural land.
10. ***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership.
11. ***Effects of the Proposal on Adjacent Areas and the County:*** No effects on adjacent areas and the County.
12. ***Sphere of Influence:*** The affected territory is within the sphere of influence of the SCVSD.
13. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
14. ***Regional Housing Needs:*** This proposal has no affect on the Regional Housing Needs Allocation for the County or the City since it is a special district proposal.
15. ***Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
17. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

**CEQA:** The Mitigated Negative Declaration adopted by the City of Santa Clarita is adequate for your 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 Proceedings:** Pursuant to Government Code Section 56663(c), all owners of land within the affected territory have consented to the change of organization, and to date, no subject agency has submitted written opposition to waiver of the protest proceedings. Based thereon, the Commission may waive protest proceedings.

**Conclusion:** Should the affected 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 affected territory.

**Recommended Action:**

- 1) Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 1021 to the SCVSD.

**RESOLUTION NO. 2011-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 1021 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 within the City of Santa Clarita; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for a proposed 147 condominiums; and

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

WHEREAS, the territory consists of 21.488± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 1021 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 9, 2011, 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. The owner of land within the affected territory has given their written consent to the change of organization; and
  - b. No subject agency has submitted a written demand for notice and hearing on this proposal.

Based thereon, notice and hearing requirements are waived.

2. Acting in its role as a responsible agency with the respect to Annexation No. 1021, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Mitigated Negative Declaration adopted by the City of Santa Clarita for approval of the Soledad Circle Estates Project, 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. 1021 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.
  - d. Except to the extent in conflict with a through c, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
- a. The territory to be annexed is uninhabited;
  - b. The owner of land within the affected territory has given their written consent to the change of organization; and
  - c. No subject agency has submitted written opposition to a waiver of protest proceedings.
- Based thereon, protest proceedings are waived.
5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the SCVSD.
6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the SCVSD, upon the SCVSD'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. 2011-00RMD  
Page 4

PASSED AND ADOPTED this 9<sup>th</sup> day of November 2011.

Ayes:

Noes:

Absent:

Abstain:

**LOCAL AGENCY FORMATION COMMISSION FOR THE  
COUNTY OF LOS ANGELES**

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**PAUL A. NOVAK, Executive Officer**

**Staff Report**

**November 9, 2011**

**Agenda Item No. 3f.**

**Los Angeles County Waterworks District No. 40  
Annexation No. 2007-31**

The following item is a proposal requesting annexation of approximately 12.77± acres of uninhabited territory to Los Angeles County Waterworks District No. 40.

**Related Jurisdictional Changes:** There are no related jurisdictional changes or sphere amendments.

**Purpose / Background:** First United Methodist Church of Palmdale requested in writing that the District provide a reliable source of water for proposed public day school.

**Proposal Area:** The annexation consists of vacant land, located within a vacant area. The territory is currently being developed to include a church facility.

**Location:** The site is located north of Rancho Vista Blvd. between 23<sup>rd</sup> and 25<sup>th</sup> Street West, in the City of Palmdale.

**Factors of Consideration Pursuant to Government Code Section 56668:**

1. ***Population:*** The current and estimated future population is 0.
2. ***Registered Voters/Landowners:*** As of November 9, 2011 the County Registrar Recorder - County Clerk certified that there were 0 registered voters residing within the subject proposal area. There is 1 landowner.
3. ***Topography:*** The terrain is generally flat.
4. ***Zoning, Present and Future Land Use:*** The territory is zoned R-1-20,000, Single Family Residential. The present land use is vacant and future use will consist of a church.
5. ***Surrounding Land Use:*** The surrounding territory is single family residential and vacant land.
6. ***Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
7. ***Regional Transportation and General Plan Consistency:*** The proposal is consistent with the City of Palmdale's General Plan.

8. **Assessed Value, Tax Transfer:** The total assessed value of land for Assessor roll year 2011 is \$870,644. All agencies have adopted a tax transfer resolution.
9. **Governmental Services and Control, Availability and Adequacy:** The City of Palmdale will provide services as provided for in the City's General Plan..
10. **Effects on Agricultural and Open-Spaced Lands:** The territory consists of old farmland; however, farming operations ceased many years ago.
11. **Boundaries and Lines of Assessment:** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership.
12. **Effects of the Proposal on Adjacent Areas and the County:** The proposal will have no effect on adjacent areas.
13. **Conformity with Policies on Planned and Orderly Growth:** After construction of the church there is no future land uses planned or growth anticipated for the affected territory.
14. **Sphere of Influence:** The affected territory is within the sphere of influence of Los Angeles County Waterworks District No. 40.
15. **Timely Availability of Water Supplies:** The District has sufficient water supply to meet the needs of the proposal area. The landowner will build the water system to the District's specifications and interconnect with an existing water main. The system will eventually be dedicated to the District.
16. **Regional Housing Needs:** This proposal has no affect on the Regional Housing Needs Allocation of the City or County since it is a special district proposal.
17. **Environmental Justice:** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
18. **Comments from Affected Agencies:** There were no comments from affected agencies.
19. **Correspondence:** Staff has received no correspondence regarding this proposal.

**CEQA:** The Mitigated Negative Declaration adopted by the City of Palmdale for the project is sufficient for consideration for 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 Proceedings:** Pursuant to Government Code Section 56663(c), all owners of land within the affected territory have consented to the change of organization, and to date, no subject agency has submitted written opposition to waiver of the protest proceedings. Based thereon, the Commission may waive protest proceedings.

**Conclusion:** Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the Los Angeles County Waterworks District No. 40 boundary.

**Recommended Action:**

- 1) Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2007-31 to Los Angeles County Waterworks District No. 40.

**RESOLUTION NO. 2011-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 2007-31 TO**  
**LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40"**

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

WHEREAS, the proposed annexation consists of 12.77± acres of uninhabited territory in the City of Palmdale, and is assigned the following distinctive short form designation: "Annexation No. 2007-31 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 affected territory; and

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

WHEREAS on November 9, 2011 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 2007-31 to Los Angeles County Waterworks District No. 40, pursuant to State CEQA Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the Mitigated Negative Declaration adopted by the City of Palmdale, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. The Commission finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings, previously adopted by the City of Palmdale, in connection with its approval of the project.
3. The Commission hereby approves the annexation subject to the following terms and conditions:
  - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Los Angeles County Waterworks District No. 40 may legally impose.
  - b. The regular County assessment roll is utilized by the Los Angeles County Waterworks District No. 40.

- c. The territory shall be taxed for existing bonded indebtedness of the Los Angeles County Waterworks District No. 40.
    - d. Except to the extent on conflict with a through c, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code section 57325) shall apply to this annexation.
  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 9<sup>th</sup> day of November 2011.

Ayes:

Noes:

Absent:

Abstain:

**LOCAL AGENCY FORMATION COMMISSION  
FOR THE COUNTY OF LOS ANGELES**

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**Paul A. Novak, AICP  
Executive Officer**

## Staff Report

November 9, 2011

### Agenda Item No. 3g City of Long Beach Reorganization No. 2011-13 (Los Angeles County/Orange County Boundary Adjustment)

Item 3g is a proposal requesting the reorganization of uninhabited territory resulting from a boundary adjustment between the Orange County and the County of Los Angeles. There are four separate areas for consideration, with a total of  $72.52 \pm$  acres. The City of Long Beach, the applicant, is requesting detachment of approximately  $1.28 \pm$  acres of territory from the City of Long Beach and annexation of  $71.24 \pm$  acres of unincorporated, uninhabited territory to the City of Long Beach. The proposal also requires amendment to the City of Long Beach sphere of influence. The City of Long Beach resolution of application (RES-11-0045) to LAFCO was adopted by the City Council on April 5, 2011.

The proposal also requires annexation to or detachment of territories from several special districts, and amendment to the spheres of influence of Los Angeles County Sanitation District Nos. 3 and 19, the Greater Los Angeles County Vector Control District and the Water Replenishment District of Southern California.

**Related Jurisdictional Changes:** The related jurisdictional changes are as follows:

***Area 1 (44.51 ± acres):*** Annexation to the City of Long Beach, Los Angeles County Sanitation District No. 3, and the Water Replenishment District of Southern California.

***Area 4 (5.79 ± acres):*** Annexation to the City of Long Beach, the Greater Los Angeles County Vector Control District, Los Angeles County Sanitation District No. 3 and the Water Replenishment District of Southern California.

***Area 5 (20.94 ± acres):*** Annexation to the City of Long Beach, Greater Los Angeles County Vector Control District, Los Angeles County Sanitation District No. 19, and the Water Replenishment District of Southern California.

***Area 7 (1.28 ± acres):*** Detachment from the City of Long Beach, the Greater Los Angeles County Vector Control District, Los Angeles County Sanitation District No. 19, and the Water Replenishment District of Southern California.

**Background:** While completing the first round of Municipal Service Reviews (MSRs) pursuant to the new Cortese-Knox-Hertzberg Local Reorganization Act of 2000 (CKH Act) and Office of Planning and Research (OPR) MSR Guidelines, Orange County LAFCO (OC LAFCO) recognized that there were service delivery issues and illogical boundaries for several cities along the Los Angeles and Orange County boundary line. As a result, the OC LAFCO implemented a boundary study, which was completed on June 30, 2008. *The Orange/Los Angeles County Boundary Report* identified potential boundary adjustments for several cities in Orange County that were adjacent to cities in Los Angeles County. Recognizing that LAFCO does not have authority to change county

boundaries, OC LAFCO staff, at the direction of its Commission, began discussions with the affected cities and counties. The proposal before you is a result of those discussions.

Although, the proposal originally identified 21 areas for proposed boundary changes, the Orange County Board of Supervisors adopted a resolution to initiate 7 of those boundary changes - Areas 1-7. Subsequently, Areas 2 and 3 were excluded upon the recommendation to the Los Angeles County Chief Executive Officer because of complicated issues involving property ownership and encroachment along property lines. Area 6 was excluded by the City of Long Beach because the City Council thought there was potential recreational use for the property. The action before you is the final outcome.

The Counties agreed to the boundary change contingent upon Los Angeles County LAFCO and Orange County LAFCO approving the related reorganization of territories. The action is not final unless all parties approve the proposed changes. On May 1, 2011, the Orange County Board of Supervisors initiated the county boundary change and adopted Resolution No. 11-028. The Los Angeles Board of Supervisors adopted the resolution approving the boundary change on June 28, 2011. Both Boards have adopted ordinances to effectuate the boundary change contingent upon completion of the respective LAFCO proceedings.

**Purpose of the Request:** In 2009, several cities including Long Beach, Seal Beach, and Los Alamitos began discussions to resolve service delivery issues along the Los Coyotes Flood Control Channel. There are parcels of land that are only accessible through the neighboring cities in another county.

**Proposal Areas:** The proposal consists of four separate areas along the Los Angeles County/Orange County line, where the San Gabriel River and its tributary the Coyote Creek, form a natural boundary between Los Angeles and Orange County. The irregular city boundaries most likely occurred when either the San Gabriel River or the Coyote Creek were channelized in the 1950s due to a history of extensive flooding of the area.

Area 1 (Annexation) is a narrow strip of territory located south of Marina Drive, and east of Ocean Boulevard. It includes a portion of the Khoury's Restaurant parking lot, located in the Alamitos Bay Marina (Long Beach), and a jetty where the Alamitos Bay, the San Gabriel River Channel, and the Pacific Ocean meet. Both the parking lot and the jetty are maintained by the City of Long Beach.

Area 4 (Annexation) consists of a narrow stretch of territory running northeast of Pacific Coast Highway, south of Westminster Avenue, and east of the San Gabriel River, along the west edge of Hellman Ranch, near the Haynes Plant cooling outfall at the borders of Long Beach and Seal Beach. The affected area is in Seal Beach and contains four parcels, three of which are owned by the City of Los Angeles; and one parcel that is owned by the State of California.

Area 5 (Annexation) is east of Stevely Avenue in the City of Long Beach and west of the San Gabriel River. The area is part of the residential community of College Estates in the City of Long Beach and consists of one parcel that includes College Estates Park, which is owned and maintained by the City of Long Beach, but is in unincorporated Orange County; and part of the San Gabriel River that is maintained by the City of Long Beach, that is in the City of Seal Beach.

Area 7 (Detachment) is south of East Wardlow Road and east of Los Alamitos Boulevard and the Los Coyotes Flood Control Channel, in the City Long Beach. The area backs up to the channel. The affected territory consists of eight parcels; six of the parcels are the backyards of residences in the Imperial Estates community of Los Alamitos; one parcel includes Stansbury Park, which is owned and maintained by the City of Los Alamitos but is actually in the City of Long Beach; the remaining parcel is owned by the Metropolitan Water District. The park is only accessible through a residential street (Toland Ave.) in Los Alamitos. Entrance to the park is between two residences in Imperial Estates.

**Spheres of Influence:** Amendments to the spheres of influence of the City of Long Beach, County Sanitation Districts No. 3 and 19, the Greater Los Angeles County Vector Control District, and the Water Replenishment District of Southern California are required.

**Pre-zoning:** The City of Long Beach has adopted a pre-zoning ordinance for those areas being annexed to the city.

**Assessed Valuation and Tax Transfer:** All agencies have adopted the property tax transfer. The estimated assessed valuation of land is \$1,178,026.

**Government Code Section 56375:** Government Code Section 56375(a)(4) states that the Commission shall not disapprove an annexation to a city initiated by resolution, of contiguous territory that the Commission finds is *an annexation or reorganization of unincorporated islands meeting the requirements of Section 56375.3.*

**Findings Pursuant to Government Code Section 56375.3:** The proposed reorganization is subject to the island proceedings provisions of the CKH Act, pursuant to Government Code Section 56375.3, because the proposal meets the following requirements:

1. *The change of organization was initiated on or after January 1, 2000, and before January 1, 2014.*
2. *The change of organization is proposed by resolution adopted by the affected city.*
3. *The territory does not exceed 150 acres in area, and that area constitutes the entire island, constitutes a reorganization containing a number of individual unincorporated islands, and is surrounded, or substantially surrounded, by the city to which the annexation is proposed or by the city and a county boundary or the Pacific Ocean.*
4. *The territory is substantially developed.*
5. *It is not prime agricultural land as defined by Section 56064.*

6. *It will benefit from the change or organization or reorganization or is receiving benefits from the annexing city.*

Upon making the necessary findings, the Commission is required to approve the proposal, after notice and hearing. The protest proceedings are waived entirely.

**CEQA:** The proposed reorganization is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15319(a) because it is an annexation to a city or district of existing public or private structures developed to the density allowed by current zoning.

**Waiver of Protest Proceedings:** Pursuant to Government Code Section 56375.3, the Commission must waive protest proceedings in their entirety.

**Conclusion:** Staff has determined that the annexation meets all the requirements of Government Code Section 56375.3; therefore, the Commission is required to approve the reorganization request.

**Recommended Action:**

- 1) Open the public hearing and receive testimony on the proposed.
- 2) There being no further testimony, close the public hearing.
- 3) Adopt the Resolution Amending the Spheres of Influence of the City of Long Beach, Los Angeles County Sanitation Districts No. 3 and No. 19, the Greater Los Angeles County Vector Control District, and the Water Replenishment District of Southern California and Making Determinations Approving and Ordering "City of Long Beach Reorganization No. 2011-13 (Los Angeles County/Orange County Boundary Adjustment)".

**RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES AMENDING THE SPHERES OF  
INFLUENCE OF THE CITY OF LONG BEACH, LOS ANGELES COUNTY SANITATION  
DISTRICTS NO. 3 AND NO. 19, THE GREATER LOS ANGELES COUNTY VECTOR  
CONTROL DISTRICT, AND THE WATER REPLENISHMENT DISTRICT OF  
SOUTHERN CALIFORNIA AND MAKING DETERMINATIONS APPROVING AND  
ORDERING “CITY OF LONG BEACH REORGANIZATION NO, 2011-13 (LOS ANGELES  
COUNTY/ORANGE COUNTY BOUNDARY ADJUSTMENT)”**

WHEREAS, the City of Long Beach (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 of Long Beach, Los Angeles County Sanitation District No. 19, the Greater Los Angeles County Vector Control District, and the Water Replenishment District of Southern California; and the annexation of territories to the City of Long Beach, Los Angeles County Sanitation Districts No. 3 and No. 19, the Greater Los Angeles County Vector Control District, and the Water Replenishment District of Southern California; and

WHEREAS, the proposed reorganization consists of the detachment of 1.28 acres of uninhabited territory and annexation of three separate areas consisting of 44.51 acres, 5.79 acres, and 1.28 acres of uninhabited territory and is assigned the following distinctive short form designation: "City Long Beach Reorganization No. 2011-13;" and

WHEREAS, a description of the boundaries and maps of the proposal are set forth in Exhibits A1, A4, A5, and A7 and B1, B4, B5, and B7, attached hereto and by this reference incorporated herein; and

WHEREAS, the principal reason for this reorganization is the concurrent county boundary

adjustment between Los Angeles County and Orange County; and

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

WHEREAS, on November 9, 2011, after being duly and properly noticed, this proposal came for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
2. The Commission finds the following in accordance with Government Code Section 56375.3:
  - a. That the change of organization was initiated on or after January 1, 2000, and before January 1, 2014.
  - b. That the change of organization is proposed by resolution adopted by the affected City of Long Beach, RES-11-0045.
  - c. That the affected territory does not exceed 150 acres in area.
  - d. That the affected territory constitutes a reorganization containing four individual unincorporated islands.

That the affected territory is surrounded, or substantially surrounded, by the City of Long Beach, the Los Angeles County and Orange County boundary limits, and the

Pacific Ocean.

- e. That the affected territory is substantially developed with public and private improvements.
  - f. That the affected territory is not prime agricultural land as defined by Section 56064.
  - g. That the affected territories will benefit from the change or organization or reorganization.
3. The Commission hereby amends the spheres of influence of the City of Long Beach, Los Angeles County Sanitation Districts No. 3 and No. 19, the Greater Los Angeles County Vector Control District, and the Water Replenishment District of Southern California, as described in Exhibits A1, A4, A5, and A7 and B1, B4, B5, and B7 and makes the required determinations in accordance with Government Code Section 56425:
- a. The present and planned land uses in the area, including agricultural and open-space lands.  
The current land use designations are consistent with the City's planned land uses for the affected territories. The proposal preserves open-space lands. There is no agricultural land within the affected territories.
  - b. The present and probable need for public facilities and the services in the area.  
No growth is anticipated; therefore there is no need for increased services or facilities within the affected territories.
  - c. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.  
The City of Long Beach has been providing services to the annexing territories. The City provides adequate capacity and adequate service delivery to its residents.
  - d. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.  
The affected territories are extensions of the communities of Los Alamitos Bay and College Estates in City of Long Beach and should logically be in the City of Long Beach sphere of influence.

4. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits A1, A4, A5, and A7 and B1, B4, B5, and B7, attached hereto and by this reference incorporated herein.
5. The proposed reorganization consists of the detachment of 1.28 acres of uninhabited territory and annexation of three separate areas consisting of 44.51 acres, 5.79 acres, and 1.28 acres of uninhabited territory and is assigned the following distinctive short form designation:

“City of Long Beach Reorganization No. 2011-13”

6. City of Long Beach Reorganization No. 2011-13 is hereby approved, subject to the following terms and conditions:
  - a. Annexation of the affected territory described in Exhibits A1 and B1, to the City of Long Beach, Los Angeles County Sanitation District No. 3, and the Water Replenishment District of Southern California.
  - b. Annexation of the affected territory described in Exhibits A4 and B4, to the City of Long Beach, Los Angeles County Sanitation District No. 3, and the Water Replenishment District of Southern California.
  - c. Annexation of the affected territory described in Exhibits A5 and B5, to the City of Long Beach, Los Angeles County Sanitation District No. 19, the Greater Los Angeles County Vector Control District, and the Water Replenishment District of Southern California.
  - d. Detachment of the affected territory described in Exhibits A7 and B7 from the City of Long Beach, Los Angeles County Sanitation District No. 19, the Greater Los Angeles County Vector Control District, and the Water Replenishment District of Southern California .

- e. Upon the effective date of the reorganization, all right, title, and interest in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City of Long Beach.
- f. Upon the effective date of the reorganization, the City of Long Beach shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property within the annexed territory: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.
- g. Upon the effective date of the reorganization, the City of Long Beach shall do the following: (1) assume ownership and maintenance responsibilities for all drainage devices, storm drains and culverts, storm drain catch basins, appurtenant facilities (except regional Los Angeles County Flood Control District (LACFCD) facilities for which LACFCD has a recorded fee or easement interest and which have been accepted into the LACFCD system), site drainage, and all master plan storm drain facilities that are within the annexation area; (2) accept and adopt the County of Los Angeles Master Plan of Drainage (MPD), if any, which is in effect for the annexation area. Los Angeles County Public Works Department (LACPW) should be contacted

to provide any MPD which may be in effect for the annexation area. Deviations from the MPD shall be submitted to the Chief Engineer of LACFCD/Director of LACPW for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts to LACFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACPW, for review and comment.

- h. The City of Long Beach agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- i. The effective date of the reorganization shall be the date of recordation.
- j. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City of Long Beach.
- k. The regular County assessment roll shall be utilized by the City of Long Beach.
- l. The territory will not be taxed for existing bonded indebtedness of the City of Long Beach.
- m. Except to the extent in conflict with a through l, above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply

to this reorganization.

7. The Commission hereby waives the protest hearing pursuant to Government Code Section 56375.3.
8. The Commission hereby orders: (a) the uninhabited territory described in Exhibit A1 and B1 annexed to the City of Long Beach, Los Angeles County Sanitation District No. 3, and the Water Replenishment District of Southern California; (b) the uninhabited territory described in Exhibit A4 and B4 annexed to the City of Long Beach, Los Angeles County Sanitation District No. 3, and the Water Replenishment District of Southern California; (c) the uninhabited territory described in Exhibits A5 and B5 annexed to the City of Long Beach, Los Angeles County Sanitation District No. 19, the Greater Los Angeles County Vector Control District, and the Water Replenishment District of Southern California; and (d) the uninhabited territory described in Exhibits A7 and B7 detached from the City of Long Beach, Los Angeles County Sanitation District No. 19, the Greater Los Angeles County Vector Control District, and the Water Replenishment District of Southern California.
9. The Executive Officer is directed to transmit a certified copy of this resolution to the affected agencies, upon the 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. 2011-00 RMD  
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PASSED AND ADOPTED this 9<sup>th</sup> day of November 2011.

Ayes:

Noes:

Absent:

Abstain:

**LOCAL AGENCY FORMATION COMMISSION  
FOR THE COUNTY OF LOS ANGELES**

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**PAUL A. NOVAK, Executive Officer**