

# STAFF REPORT

## City of Lancaster

NB 1
06/23/09
MVB

Date: June 23, 2009

To: Mayor R. Rex Parris and City Council Members

From: James R. Williams, Director of Public Works

Subject: **Annexation of Territory Located in Unincorporated Los Angeles County Collectively Referred to as the “Green Corridor Annexation”**

---

### **Recommendation:**

Adopt Resolution No. 09-59, a Resolution of the City Council of the City of Lancaster, California, requesting the Local Agency Formation Commission (LAFCO) to initiate proceedings for the reorganization of territory for the annexation of 7,190 acres of land into the City of Lancaster and direct staff to file the annexation application with LAFCO; approve the Pre-Annexation Agreement and Memorandum of Understanding with Waste Management and authorize the City Manager to execute the Agreement.

### **Fiscal Impact:**

There is no immediate fiscal impact associated with the recommended action. Fiscal impacts will be analyzed and determined in connection with the LAFCO annexation process.

### **Background:**

Waste Management Inc. (WMI) has approached staff in past years to discuss the possibility of annexing the Lancaster Landfill to be within Lancaster’s city boundaries. The landfill is currently within the City’s Sphere of Influence. Until recently, the annexation did not appear possible because of the significant separation of the landfill site from the City’s northern boundary. With the expressed interest of solar generating companies to expand into the area between the City and the landfill, and with a growing customer base for recycled water that wishes to be served from Lancaster’s recycled water distribution pipeline, annexation has become an appropriate objective. The proposed annexation will incorporate the Leisure Lakes Mobile Home Park into the City, an objective previously desired by that Park, and will allow Lancaster to better manage storm water conveyance and/or use through this critical area between Lancaster and the Edwards Air Force Base. Much of the area proposed to be annexed is in the flood zone and would be expensive to develop and insure except that such land could be useful as a recreational area. After in depth analysis, the City has determined a proposed annexation area that encompasses a total of 7,190 acres of land adjacent to the City’s boundary as shown on the attached exhibit/map.

The area includes approximately 94 single-family homes, 279 mobile homes, and 23 businesses. The area also includes vacant land that is zoned as follows: 235 acres of light industrial/office complex, 1,005 acres of heavy industrial, and 4,905 acres of land designated as non-urban residential (1 unit per 2.5 acres). Portions of major roadways include Avenues

E, F, G, H, 20<sup>th</sup> Street West, 10<sup>th</sup> Street West, Sierra Highway, Division Street, Challenger, and 20<sup>th</sup> Street East.

The annexation process requires several steps. Key actions include the following:

- Pre-submittal meeting with the LAFCO Executive Officer;
- Compilation of information about the project area as required by the LAFCO application forms;
- Adoption of the subject Resolution of Application initiating LAFCO proceedings;
- Preparation of CEQA documentation;
- General Plan Amendment and pre-zoning of the project;
- Property tax exchange documentation (Revenue and Taxation Code Sections 99 and 99.1); and,
- Payment of a LAFCO processing fee and submittal of the Application to LAFCO.

The pre-submittal meeting with LAFCO occurred earlier this year. The information needed for the application has been collected and assembled into the completed application forms. Documentation required by the California Environmental Quality Act (CEQA) was prepared for this project and approved with the Resolution for General Plan Amendment No. 09-01 and Pre-zoning No. 09-01. The City Council reviewed and considered information contained in the Mitigated Negative Declaration by earlier action, prior to approving this project.

Staff has met with Leisure Lake Mobile Home Park residents and members of the Roosevelt Town Council, and there is no known significant objection.

Staff has discussed with WMI the enhancement of what has become a “Green Corridor” along Division Street. WMI has since prepared a long-term plan for the Lancaster Landfill. Following those discussions, staff and WMI developed a Pre-Annexation Agreement and Memorandum of Understanding (MOU). The Pre-Annexation Agreement requires WMI to reimburse the LAFCO application fee and grandfathers the current County zoning and Conditional Use Permit following annexation; the CUP is due to expire/be renewed in 2012. The MOU sets forth WMI’s long-term plan for the current landfill site and surrounding area, suggests various potential future development interests that may be submitted by WMI through normal development application procedures necessary to implement the plan, and addresses the compensation to the City following the successful implementation of the plan.

CJL:ddd

**Attachments:**

Resolution No. 09-59

Pre-Annexation Agreement and Memorandum of Understanding (on file with City Clerk)