



June 12, 2019

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CAROLYN EMERY
EXECUTIVE OFFICER

TO: Local Agency Formation Commission

FROM: Executive Officer
Policy Analyst

SUBJECT: Proposed "Los Alisos Areas 1 and 2 Annexation to
Orange County Sanitation District (DA 19-01)"

APPLICANT

Orange County Sanitation District by resolution.

BACKGROUND

Orange County Sanitation District (OCSD) has filed an application with OC LAFCO for the annexation of approximately 968.2 acres of inhabited territory, identified as Los Alisos Area 1 (Portola Hills) and Los Alisos Area 2 (Baker Ranch), located within the jurisdictional boundaries of the City of Lake Forest and Irvine Ranch Water District (IRWD) (**Attachment A**). The land use designations in the General Plan of the City of Lake Forest for the subject territory include: low density residential, low-medium density residential, medium density residential, mixed use, and open space. IRWD became the local water and wastewater service provider to this area on December 31, 2000, as a result of a consolidation with the Los Alisos Water District (LAWD).

On May 8, 2017, IRWD and OCSD entered into an out of area service agreement to accommodate instances when excess wastewater from Los Alisos Areas 1 and 2 is collected and treated by OCSD. The purpose of the annexation is to align OCSD's service and jurisdictional boundaries. If the annexation is approved, the OCSD's sphere of influence (SOI) will be concurrently amended to include the subject territory.

ANALYSIS

The consolidation of LAWD and IRWD, which was the result of a collaborative effort involving both agencies and OC LAFCO, has resulted in greater efficiencies in the delivery of water and wastewater services within the respective boundary. For nearly 19 years, IRWD has been providing local wastewater collection and treatment for Los Alisos Areas 1 (Portola Hills) and 2 (Baker Ranch). Due to the topography of the subject territory, wastewater generated from these areas is collected

and treated at IRWD’s Michelson Water Recycling Plant (MWRP). As these areas began to experience development and growth, it created the potential to exceed the capacity of the MWRP, which prompted the need for OCSD to occasionally assist in processing and treating the wastewater.

Government Code Section 56133 (a) allows a city or district to provide new or extended services by contract or agreement outside its jurisdictional boundary upon written approval from LAFCO. The statute also provides an exemption provision when two or more public agencies enter into an agreement to provide the municipal service as an alternative, or substitute for, the service already being provided. In accordance with the provisions of Government Code Section 56133, IRWD entered into an agreement with OCSD to periodically provide collection and treatment in instances when excess wastewater is generated from the subject area. The agreement specifies that an application for an annexation of the area would be submitted to OC LAFCO by the year 2020. By annexing the subject areas, OCSD’s jurisdictional boundaries will be expanded to include Los Alisos Area 1 (Portola Hills) and Los Alisos Area 2 (Baker Ranch). The annexation will align OCSD’s service and jurisdictional boundaries and eliminate the need for an out of service area agreement. In addition to adjusting OCSD’s boundary, Government Code Section 56425 requires that the agency’s SOI be amended to include the subject territory.

The proposed expansion of OCSD’s boundaries and the concurrent adjustment of its SOI will provide a clear and logical boundary for the residents of the service area. Additionally, the proposed action will promote logical boundaries while maintaining existing service levels and rates.

State law requires the Commission to review and consider several factors related to the proposed annexation and to make determinations regarding the agency’s SOI. The details of those factors and determinations are presented in **Attachment B and Attachment C**.

AGENCY COMMENTS

While not involved in the proposed change of organization, the service area of the South Orange County Wastewater Authority (SOCWA) includes Los Alisos Area 2. Due to the topography, the wastewater generated by Los Alisos Area 2 is collected and treated at IRWD’s Michelson Water Recycling Plant, and not by any of SOCWA’s facilities. However, because Los Alisos Area 2 is within the SOCWA boundary, OC LAFCO staff engaged the staff of SOCWA as an affected agency. After review and discussions with the agencies, SOCWA has submitted a letter confirming that the Los Alisos Area 2 is not within SOCWA’s service area (**Attachment D**).

PROPERTY TAX

No property tax exchange will occur as a result of this proposal pursuant to the Master Property Tax Agreement adopted by the Board of Supervisors for enterprise special district changes of organization or reorganization (Resolution No. 98-484).

ENVIRONMENTAL REVIEW


Orange County Sanitation District, as the lead agency under the California Environmental Quality Act (CEQA), approved a Notice of Exemption addressing the environmental impacts of the subject territory. The Commission, as the responsible agency, may use the environmental document in its consideration of the proposal. The Notice of Exemption is attached for the Commission's review (**Attachment E**).

RECOMMENDATION

Staff recommends that the Commission take the following actions:

1. Certify that the Commission has reviewed and considered the information contained within the Notice of Exemption prepared by Orange County Sanitation District.
2. As a responsible agency, approve the Notice of Exemption (Attachment E) for the "Los Alisos Areas 1 and 2 Annexation to Orange County Sanitation District (DA 19-01)."
3. Adopt the form of resolution (Attachment F) approving the proposed "Los Alisos Areas 1 and 2 Annexation to Orange County Sanitation District (DA 19-01)" and a concurrent amendment to the sphere of influence for Orange County Sanitation District.
4. Authorize and direct the Executive Officer to conduct protest proceedings pursuant to Government Code Section 57000 et seq. and set a 21-day protest period following the 30-day reconsideration period that is required pursuant to Government Code Section 56895.

Respectfully Submitted,


CAROLYN EMERY
Gavin Centeno

Attachments:

Attachment A- Vicinity Map

Attachment B - 56663 Factors of Consideration

Attachment C - 56425 Sphere of Influence Determinations

Attachment D - South Orange County Wastewater Authority Comment Letter

Attachment E - Draft Notice of Exemption

Attachment F - OC LAFCO Resolution No. DA 19-01






Orange County Sanitation District

Area 2

Area 1

Irvine Ranch Water District

Legend

-  (Areas 1 & 2) - Proposed Annex. to OCSD
-  OCSD Boundary/SOI
-  IRWD_BND

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Los Alisos Areas 1 & 2 Annexation to Orange County Sanitation District (DA19-01)

Vicinity Map

0 1.7 Miles



FACTORS CONSIDERED IN REVIEW OF PROPOSAL**I. Population and population density, land area and land use, and assessed valuation**

- Approval of the annexation to the Orange County Sanitation District (OCSD) will not impact current population, population density or future population growth within the annexation territory.
- The land use designations within the City of Lake Forest's General Plan for the subject territory include: low density residential, low-medium density residential, medium density residential, mixed use, and open-space. The territory includes Los Alisos Area 1 (Portola Hills) and Los Alisos Area 2 (Baker Ranch) within the City of Lake Forest.

II. Organized community services, present cost and adequacy, and future needs of governmental services, and probable effect of the proposed annexation

- Staff has not identified a need for additional organized community services in the proposed annexation territory. The City of Lake Forest and County of Orange are responsible for the municipal services within the subject territory.
- Irvine Ranch Water District (IRWD) is the current local water and wastewater service provider for the affected territory. Current residents and rate payers in the affected territory will not experience any rate increases and will receive the same level of service.
- On May 8, 2017, OCSD and IRWD entered into an out of area service agreement for Los Alisos Area 1 (Portola Hills) and Los Alisos Area 2 (Baker Ranch). The purpose is to accommodate instances when excess wastewater is collected from the subject territory. The proposed annexation will align OCSD's service and jurisdictional boundaries.
- If the Commission approves the proposed annexation it will replace the out of area service agreement and allow the provision of the service for the residents within the subject territory.

III. Effect on adjacent areas, mutual social and economic interests, local government structure

Government Code § 56375 (a)(1) Allows the Commission the authority to *"review and approve or disapprove with or without amendment, wholly, partially, or conditionally, proposals for changes of organization or reorganization, consistent with written policies, procedures, and guidelines adopted by the commission."*

- Approval of the proposed annexation will not have an effect on adjacent areas, mutual social and economic interests, and local government structure. The proposed annexation will result in the alignment of Orange County Sanitation District's service and jurisdictional boundaries and will continue efficient and logical delivery of services for the residents of the subject territory.

IV. The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Government Code Section 56377

- The subject territory includes open-space, which will remain designated as open-space consistent with the City of Lake Forest's General Plan.

V. Effect on Maintaining the physical and economic integrity of agricultural lands

- No agricultural land is contained within or adjacent to the proposed project territory.

VI. The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries

- The proposed annexation boundary has been reviewed by staff and does not create any islands or corridors of unincorporated territory.

VII. Regional Transportation Plan (RTP) adopted and Consistency with city or county general and specific plans

- The proposed annexation of territory is consistent with the City's General Plan and will not impact the Regional Transportation Plan and Sustainable Communities Strategy that have been adopted for the region by the Southern California Association of Governments.

VIII. Sphere of Influence of Local Agencies

- In consideration of the proposed annexation, the sphere of influence for Orange County Sanitation District (OCSD) and Irvine Ranch Water District were reviewed. OCSD's sphere of influence will be concurrently amended upon approval of the proposed annexation by the Commission. Pursuant to Government Code Section 56425, a statement of determinations for the sphere of influence amendment was prepared for OCSD.

IX. Comments from affected agencies and/or other public agency

- On April 11, 2019, South Orange County Wastewater Authority submitted a letter to Irvine Ranch Water District (IRWD), confirming that Los Alisos Area 2 is not within SOCWA's service area. Due to the topography, the wastewater generated by Los Alisos Area 2 is collected and treated at IRWD's Michelson Water Recycling Plant, and not by any of SOCWA's facilities.

X. Information or comments from landowners, voters, or residents within affected territory

- Pursuant to Government Code Section 56157, a public notice was published on Wednesday, May 22, 2019 in the local newspaper. In accordance with the provision, if landowners and registered owners in the affected territory exceed 1,000, then the notice may instead be published in a newspaper. As of the date of the agenda distribution, staff has received no written comments.

XI. Ability of newly formed or receiving entity to provide services to proposal area and sufficiency of revenues for those services

- Orange County Sanitation District can provide adequate services to the subject territory.

XII. Timely availability of water supplies adequate for projected needs as specified in Government Code Section 65352.5

- The proposed annexation to Orange County Sanitation District will not interrupt or alter current service provisions or the timely availability of water supplies adequate for projected needs of the area. Irvine Ranch Water District is currently, and will remain, the local water provider to the affected territory.

XIII. Extent to which the proposal will affect a city(ies) and the County in achieving their respective fair shares of the regional housing needs

- The approval of the proposed annexation will not affect the City of Lake Forest's ability in achieving their respective fair shares of the regional housing needs.

XIV. Whether the extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services

- The proposed annexation will not affect environmental justice as it relates to the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services. If annexed to Orange County Sanitation District, the subject territory will receive the same level of service for collection and treatment of wastewater.

XV. The proposed annexation will be for the interest of landowners or present or future inhabitants within the district and within the proposed territory to be annexed to the district

- The proposed annexation is for the interest of landowners or present or future inhabitants. The rate payers in the affected territory will not experience any rate increases as a result of this annexation and will receive the same level of service.

XVI. Any resolution raising objection to the action filed by an affected agency

- None of the affected agencies filed resolutions raising objections to Orange County Sanitation District's proposed annexation and sphere of influence amendment.

XVII. Information contained in a local hazard mitigation plan, information contained in safety element of a general plan, and any maps that identify land as very high fire hazard zone pursuant to Section 51178 or maps that identify land determined to be in a state responsibility area pursuant to 4102 of the Public Resources Code

- Government Code Section 51178 requires the California Department of Forestry and Fire Protection (CAL FIRE) to identify "very high fire hazard severity zones" using consistent statewide criteria. The City of Lake Forest has adopted Fire Severity Zones map as provided by CAL FIRE. Los Alisos Area 1 is located in the "very high fire hazard severity zones." In accordance with state law homes and buildings located in these areas are required to use fire-resistant features to homes in an event of a fire.

**STATEMENT OF DETERMINATIONS
LOS ALISOS AREAS 1 AND 2 ANNEXATION (DA 19-01)
SPHERE OF INFLUENCE AMENDMENT
FOR THE ORANGE COUNTY SANITATION DISTRICT
Government Code Section 56425**

1. The present and planned land uses in the area, including agriculture and open-space lands.

The land use designations within the City of Lake Forest's General Plan for Los Alisos Areas 1 and 2 include: low density residential, low-medium density residential, medium density residential, mixed use and open space. The subject territory does not include agricultural lands and areas of open space will remain as open space consistent with the City's General Plan.

2. The present and probable need for public facilities and services in the area.

Currently, Irvine Ranch Water District (IRWD) provides local water and wastewater collection and treatment services to the affected areas. Through an agreement with IRWD, Orange County Sanitation District (OCSD) occasionally provides regional treatment when excess wastewater is generated from the area. The existing facilities and services provided by the two agencies are adequate for the current and projected population within the subject area.

3. The present capacity of public facilities and the adequacy of public services which the agency provides or is authorized to provide.

The amendment to Orange County Sanitation District's sphere of influence will align its service and jurisdictional boundaries. OCSD, IRWD, and the City of Lake Forest have adequate capacity of public facilities and public services to serve present and future residents.

4. The existence of any social or economic communities of interest in the area.

The subject territory is within the jurisdiction of the City of Lake Forest and IRWD. The area is generally located adjacent to the City of Irvine and near other special districts. However, no social or economic communities of interest have been specifically identified for this project.

ATTACHMENT C

5. The present and probable need for public sewer, municipal and industrial water or structural fire protection facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

There are no disadvantaged unincorporated communities within or adjacent to the subject territory.



South Orange County Wastewater Authority

April 11, 2019

Paul A. Cook, P.E.
General Manager
Irvine Ranch Water District
P.O. Box 57000
Irvine, CA 92619-7000

Re: IRWD's Proposal to Route Area 2 Flows to OCSD

Dear Mr. Cook,

We are in receipt of the draft letter agreement providing that the Irvine Ranch Water District ("IRWD") seeks to route the wastewater from Area 2 (in and around Baker Ranch in the city of Lake Forest) to the treatment facilities of the Orange County Sanitation District ("OCSD"). Currently, Area 2 wastewater flows to IRWD's Michelson Water Reclamation Plant ("Michelson WRP"), which is operated by IRWD.

We understand that the Michelson WRP treats residential, commercial, and industrial waste from areas within Central Orange County that are designated as Revenue Area 14 of the OCSD. And, IRWD has the ability to re-route most of the raw sewage flow (including flows from Area 2) that are treated at its Michelson WRP, to OCSD's wastewater treatment plants.

We also understand the IRWD may alternatively route flows from Michelson WRP to the Los Alisos Wastewater Reclamation Plant ("Los Alisos WRP"), which IRWD operates within the South Orange County Wastewater Authority ("SOCWA") service area. However, since Area 2 flows are not presently being routed to the Los Alisos WRP, they are outside of SOCWA's service area.

As such, IRWD may route Area 2 flows from its Michelson WRP to OCSD's facilities with OCSD's approval. And, it is understood that such flows will become subject to OCSD's pretreatment program.

If at some point in the future, IRWD wishes to instead route Area 2 flows to the Los Alisos WRP, within SOCWA's service area, then prior written notice to SOCWA will be required. Accordingly, any wastewater that is so routed to SOCWA's service area will become subject to SOCWA's pretreatment program. Please let me know if you have any questions or wish to discuss this in greater detail.

Sincerely,

Betty Burnett
General Manager

34156 Del Obispo Street • Dana Point, CA 92629 • Phone: (949) 234-5400 • Fax: (949) 489-0130 • Website: www.socwa.com

A public agency created by CITY OF LAKE FOREST • CITY OF SAN CLEMENTE • CITY OF SAN JUAN CAPISTRANO • EL TORO WATER DISTRICT • EMERALD HAY SERVICE DISTRICT • IRVINE RANCH WATER DISTRICT • MOUNTAIN VIEW WATER DISTRICT • SANTA MARGARITA WATER DISTRICT • SOUTHERN COAST WATER DISTRICT • TRI-VALLEY CANYON WATER DISTRICT

NOTICE OF EXEMPTION

TO:	Office of Planning and Research P. O. Box 3044, Room 113 Sacramento, CA 95812-3044	FROM:	Orange County Local Agency Formation Commission (Public Agency) (Responsible Agency)
<input type="checkbox"/>			
<input checked="" type="checkbox"/>	Clerk of the Board of Supervisors or County Clerk County of:	Address	2677 North Main Street Suite 1050 Santa Ana, CA 92705
1.	Project Title:	Los Alisos Areas 1 and 2 Annexation to Orange County Sanitation District (DA 19-01)	
2.	Project Applicant:	Orange County Sanitation District	
3.	Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	The two areas identified as Los Alisos Areas 1 and 2 are located in Portola Hills and Baker Ranch within the City of Lake Forest.	
4.	(a) Project Location – City: Lake Forest	(b) Project Location – County: Orange	
5.	Description of nature, purpose, and beneficiaries of Project:	This project consists of the annexation of Los Alisos Areas 1 and 2 from the Los Alisos area within the City of Lake Forest to Orange County Sanitation District's (OCSD) service area. Currently, Irvine Ranch Water District provides local and regional sewer collection and treatment to these areas. OCSD provides regional treatment when excess wastewater is generated from the area through the use of an out-of-area service agreement between IRWD and OCSD. The annexation will replace the agreement to align the service and jurisdictional boundaries of OCSD and concurrently amend the agency's sphere of influence to include the subject territory.	
6.	Name of Public Agency approving project:	Orange County Local Agency Formation Commission	
7.	Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	Orange County Sanitation District	

8.	Exempt status: (check one)	
(a)	<input type="checkbox"/> Ministerial project.	(Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b)	<input type="checkbox"/> Not a project.	
(c)	<input type="checkbox"/> Emergency Project.	(Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(d)	<input checked="" type="checkbox"/> Categorical Exemption. State type and section number:	Changes in Organization of Local Agencies Class 20 § 15320
(e)	<input type="checkbox"/> Declared Emergency.	(Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(f)	<input type="checkbox"/> Statutory Exemption. State Code section number:	
(g)	<input type="checkbox"/> Other. Explanation:	
9.	Reason why project was exempt:	The change in the organization of a local governmental agency does not change the geographical area.
10.	Lead Agency Contact Person:	Adam Nazaroff
	Telephone:	(714) 593-7854
11.	If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.	
12.	Has a Notice of Exemption been filed by the public agency approving the project? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
13.	Was a public hearing held by the Lead Agency to consider the exemption? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
	If yes, the date of the public hearing was: February 27, 2019	

Signature: _____ Date: _____ Title: _____

Name: Carolyn Emery

☒ Signed by Responsible Agency

Date Received for Filing: _____

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

DA 19-01

**RESOLUTION OF THE LOCAL AGENCY
FORMATION COMMISSION OF ORANGE COUNTY, CALIFORNIA
MAKING DETERMINATIONS AND APPROVING THE LOS ALISOS AREAS 1
AND 2 ANNEXATION TO ORANGE COUNTY SANITATION DISTRICT**

June 12, 2019

On motion of Commissioner _____, duly seconded and carried, the following resolution was adopted:

WHEREAS, the proposed annexation, designated as "Los Alisos Areas 1 and 2 Annexation to Orange County Sanitation District," consists of the annexation of Los Alisos Area 1 (Portola Hills) and Los Alisos Area 2 (Baker Ranch) within the City of Lake Forest ("Project") is proposed; and

WHEREAS, the Orange County Sanitation District served as lead agency for the environmental review, analysis, and approval of the Project pursuant to the requirements of the California Environmental Quality Act (Public Resources Code section 21000 et seq.) and the State CEQA Guidelines (14 Cal. Code Regs., § 15000 et seq.) ("CEQA"); and

WHEREAS, pursuant to CEQA, on February 27, 2019, the Orange County Sanitation District adopted a Notice of Exemption ("NOE") for the Project and approved the Project; and

WHEREAS, the Local Agency Formation Commission of Orange County ("LAFCO") has been asked to approve: 1) the annexation of Los Alisos Areas 1 and 2 to the Orange County Sanitation District, and 2) a concurrent sphere of influence amendment to the Orange County Sanitation District to include Los Alisos Areas 1 and 2; and

WHEREAS, LAFCO has limited approval and implementing authority over the Project and, thus, is a “responsible agency” for the Project pursuant to the requirements of CEQA; and

WHEREAS, LAFCO, at its agendaized public meeting on June 12, 2019, independently reviewed and considered the NOE and other related documents in the record before it; and

WHEREAS, all the procedures of CEQA have been met, and the NOE, prepared in connection with the Project, is sufficiently detailed so that all of the potential effects of the Project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with CEQA; and

WHEREAS, as contained herein, LAFCO has endeavored in good faith to set forth the basis for its decision on the Project; and

WHEREAS, all of the findings and conclusions made by OC LAFCO pursuant to this Resolution are based upon the oral and written evidence presented to it as a whole and not based solely on the information provided in this Resolution; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the Commission of LAFCO does hereby resolve as follows:

Section 1. LAFCO FINDINGS

The subject territory is found to be inhabited, is within the City of Lake Forest, and is assigned the following distinctive short-form designation, “Los Alisos Areas 1 and 2 Annexation to Orange County Sanitation District (DA 19-01).” The proposal consists of the annexation of approximately 968.2 acres of inhabited territory located within the City of Lake Forest and identified as Los Alisos Area 1 (Portola Hills) and Los Alisos Area 2 (Baker Ranch), and concurrent sphere of influence amendment to the Orange County Sanitation District to include Los

Alisos Areas 1 and 2. The Statement of Determinations and amended sphere of influence map are shown as Exhibits 1 and 2; and

Section 2. Compliance with the Environmental Quality Act.

As the decision-making body for LAFCO, and in LAFCO's limited role as a responsible agency under CEQA, the Commission has reviewed and considered the Project and all supporting documentation. Based on this review, the Commission concurs with Orange County Sanitation District's conclusion that the Project is exempt from review under CEQA. Specifically, the Commission finds that each of the following grounds is independently and sufficient to exempt the whole of the action from CEQA: Code Section 15320, Class 20, Changes in Organization of Local Agencies.

Section 3. The proposal is approved subject to the following terms and conditions.

- a) Payment by the applicant of County Clerk-Recorder and State Board of Equalization fees is a condition of approval.
- b) Submittal of the revised map and legal by Orange County Sanitation District approved by the County Surveyor to reflect boundaries of the approved annexation.
- c) OC LAFCO staff's verification of data submitted by the County of Orange, such as the tax rate areas, area parcel numbers and ownership information within the subject territory.
- d) The effective date shall be the date of recordation.

Section 4. Notice of Exemption.

The Commission directs staff to file a Notice of Exemption with the Orange County Clerk's Office within five working days of adoption of this Resolution.

Section 5. Custodian of Records.

The documents and materials that constitute the record of proceedings on which this Resolution and the above findings have been based are located at the offices of OC LAFCO. The custodian for these records is Orange County Local Agency Formation Commission, and is located at 2677 North Main Street, Suite 1050, Santa Ana, California 92705.

PASSED, APPROVED AND ADOPTED, by the Commissioners of the Local Agency Formation Commission of Orange County this 12th day of June 2019.

IN WITNESS WHEREOF, I have hereunto set my hand this 12th day of June 2019.

CHERYL BROTHERS
Chair of the Orange County
Local Agency Formation Commission

By: _____
Cheryl Brothers

**STATEMENT OF DETERMINATIONS
LOS ALISOS AREAS 1 AND 2 ANNEXATION (DA 19-01)
SPHERE OF INFLUENCE AMENDMENT
FOR THE ORANGE COUNTY SANITATION DISTRICT
Government Code Section 56425**

1. The present and planned land uses in the area, including agriculture and open-space lands.

The land use designations within the City of Lake Forest's General Plan for Los Alisos Areas 1 and 2 include: low density residential, low-medium density residential, medium density residential, mixed use and open space. The subject territory does not include agricultural lands and areas of open space will remain as open space consistent with the City's General Plan.

2. The present and probable need for public facilities and services in the area.

Currently, Irvine Ranch Water District (IRWD) provides local water and wastewater collection and treatment services to the affected areas. Through an agreement with IRWD, Orange County Sanitation District (OCSD) occasionally provides regional treatment when excess wastewater is generated from the area. The existing facilities and services provided by the two agencies are adequate for the current and projected population within the subject area.

3. The present capacity of public facilities and the adequacy of public services which the agency provides or is authorized to provide.

The amendment to Orange County Sanitation District's sphere of influence will align its service and jurisdictional boundaries. OCSD, IRWD, and the City of Lake Forest have adequate capacity of public facilities and public services to serve present and future residents.

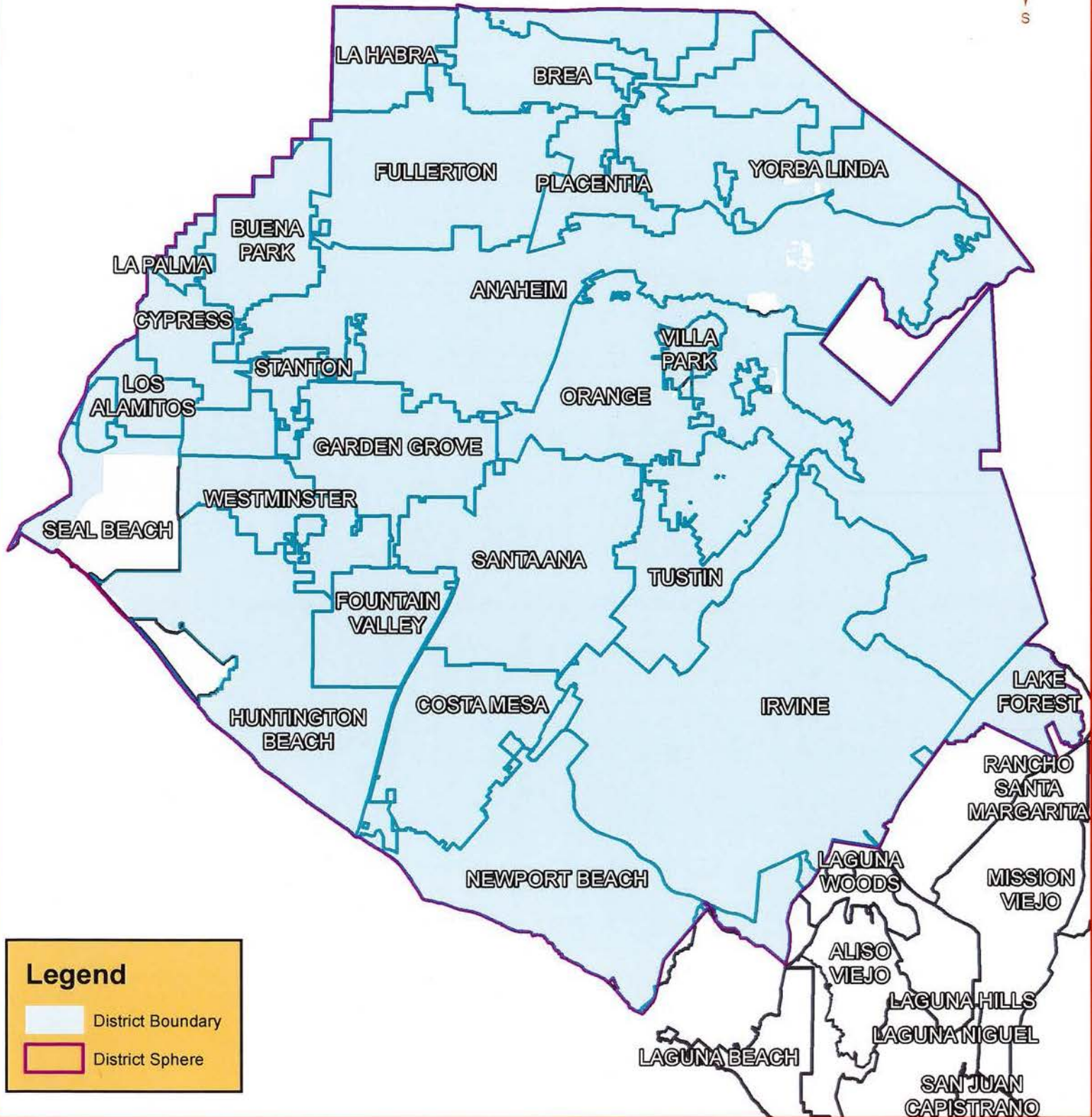
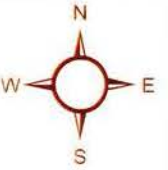
4. The existence of any social or economic communities of interest in the area.

The subject territory is within the jurisdiction of the City of Lake Forest and IRWD. The area is generally located adjacent to the City of Irvine and near other special districts. However, no social or economic communities of interest have been specifically identified for this project.

Exhibit 1

5. The present and probable need for public sewer, municipal and industrial water or structural fire protection facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

There are no disadvantaged unincorporated communities within or adjacent to the subject territory.



Legend

- District Boundary
- District Sphere

Orange County Sanitation District Sphere of Influence Map

SOI Originally Adopted: 11/23/77
Last Updated: 06/12/19

0 9 Miles

