

**LOCAL AGENCY FORMATION COMMISSION  
REGULAR MEETING AGENDA**

Wednesday, May 24, 2006  
9:00 a.m.

Board of Supervisors' Hearing Room, 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.

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1. **CALL MEETING TO ORDER.**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN GLADBACH.**
3. **HEARINGS**
  - a. Los Angeles County Waterworks District No. 37 - Annexation 2006-07.
  - b. Los Angeles County Waterworks District No. 40 - Annexation 2004-11.
  - c. Los Angeles County Waterworks District No. 40 - Annexation 2004-15.
  - d. Los Angeles County Waterworks District No. 40 - Annexation 2005-02.  
**(To be continued to June 14, 2006.)**
  - e. Los Angeles County Waterworks District No. 40 - Annexation 2005-11.
  - f. Los Angeles County Sanitation District No. 21 – Annexation No. 697.
  - g. Los Angeles County Sanitation District No. 21 – Annexation No. 705.
  - h. Los Angeles County Sanitation District No. 21 – Annexation No. 707.

4. **GOVERNMENT CODE § 56857 NOTICES**  
(For Informational Purposes Only, Receive and File)

Upon receipt of any proposed change of organization or reorganization that includes the annexation of territory to any district, if the proposal is not filed by the district to which annexation is proposed, Government Code Section 56857 requires LAFCO to place the proposal on its agenda for informational purposes only.

- a. Los Angeles County Waterworks District No. 40 – Annexation No. 2006-09.
- b. Los Angeles County Waterworks District No. 40 – Annexation No. 2006-10.
- c. Los Angeles County Waterworks District No. 40 – Annexation No. 2006-12.

5 **OTHER ITEMS**

**Note: Agenda items 5g and 5h will be presented by the Deputy Executive Officer**

- a. Approve Letter of Intent to Lease Office Space.
- b. Approve New Executive Officer Contract.
- c. Nominations for CALAFCO Executive Board.
- d. Approve minutes of the meeting held April 26, 2006.
- e. Receive and file Municipal Service Reviews and Spheres of Influence Update.
- f. Receive and file update on pending applications.
- g. Approve Executive Officer Vehicle Purchase.
- h. Approve Transfer of Ownership of Split-Dollar Life Insurance Policy to Retiring Executive Officer.

6 **PUBLIC COMMENT**

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

7 **FUTURE MEETINGS**

June 14, 2006

June 28, 2006

8 **FUTURE AGENDA ITEMS**

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

9. **ADJOURNMENT MOTION**



## **Staff Report**

**May 24, 2006**

### **Agenda Item No. 3a**

#### **Los Angeles County Waterworks District Annexation No. 2006-07 (37-23)**

The proposal before you is a request to annex 12.78± acres of uninhabited territory into the boundary of the Los Angeles County Waterworks District No. 37.

**Proposal Area:** The project site consists of five adjoining parcels. Three parcels have existing single-family residences and two parcels are vacant. The area is sparsely populated, desert land.

**Location:** The site is located in the vicinity of Crest View Trail and Hoadley Avenue in the unincorporated area of Los Angeles County known as Acton.

#### **Factors to be Considered pursuant to Government Code Section 56668:**

1. *Population:* The current population is 10.
2. *Landowner:* Oliver/Mary La Chapelle, Jacqueline English., Daniel Trevor, and Jason W. Wasserman.
3. *Topography, Natural Boundaries and Drainage Basins:* Generally hilly desert land, accessible by unpaved roads.
4. *Zoning, Present and Future Land Use:* The present and future use is single-family residences.
5. *Surrounding Land Use:* The surrounding use consists of single-family residences, and vacant land.
6. *Assessed Value:* The per capita assessed land valuation is \$65,000.
7. *Governmental Services and Control, Availability and Adequacy:* Public facilities and services will be provided at the same level as currently provided within the Acton area by the County of Los Angeles.

8. *Water Availability:*  
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 8" water main in Avenue W-4. The system will eventually be dedicated to the District.
9. *Effects on agricultural or open-space lands:* The proposal will have not have an effect on agricultural or open space.
10. *Boundaries and Lines of Assessment:* The project site conforms to recorded lines of assessment.
11. *Sphere of Influence:* The subject territory is within the sphere of influence of Los Angeles County Waterworks District No. 37
12. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
13. *Correspondence:* No correspondence has been received.

**Alternate Course of Action:**

The landowners would have to seek an alternate source of water.

**CEQA:** The project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319(a) which contains existing private structures (single-family residences) developed to the density allowed by the current zoning.

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

**Conclusion:** The residents currently obtain water from private wells and/or have water hauled in. Annexation will allow the residents to receive a reliable source of water.

**Recommended Action:**

1. Open the public hearing and receive testimony on the proposed annexation.
2. There being no further testimony, close the public hearing.
3. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2006-07 to Los Angeles County Waterworks District No. 37.

**RESOLUTION NO. 2006-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 2006-07 (37-23)" TO THE**  
**LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 37**

WHEREAS, an application for the proposed annexation of certain territory in the County of Los Angeles to the Los Angeles County Waterworks District No. 37, 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 12.78± acres of uninhabited territory in the unincorporated area of Los Angeles County, known as Acton, and is assigned the following distinctive short form designation: "Annexation No. 2006-07 to Los Angeles County Waterworks District No. 37;" 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 the proposal area; and

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

WHEREAS, on May 24, 2006, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds the annexation is categorically exempt pursuant to State CEQA Guidelines Section 15319(a).
2. A description of the boundaries and map of the proposal, as approved by this Commission, is set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.

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. 37 may legally impose.
  - b. The regular County assessment roll is utilized by the Los Angeles County Waterworks District No. 37.
  - c. The territory will not be taxed for existing bonded indebtedness of the Los Angeles County Waterworks District No. 37.
  
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. 37.

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 24th day of May 2006.

Ayes:

Noes:

Absent:

Abstain:

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Larry J. Calemine, Executive Officer

## **Staff Report**

**May 24, 2006**

### **Agenda Item No. 3b**

#### **Los Angeles County Waterworks District No. 40 Annexation No. 2004-11 (40-68/4-137)**

The proposal before you is a request to annex 863± acres of uninhabited territory into the boundary of the Los Angeles County Waterworks District No. 40.

**Proposal Area:** The project site is undeveloped farmland. Historically, the site has been use for various agricultural purposes. Vesting Tentative Tract Map No. 46250 allows for the development of 2466 single-family units, 9.4 acres of commercial uses, 20 acres of school uses (2 sites), an 18 acre park site, a 21 acres surface lake and a 1-acre fire station site.

**Location:** The site is located between 90<sup>th</sup> and 105<sup>th</sup> Streets West and Avenue G and H-8 in the City of Lancaster.

#### **Factors to be Considered pursuant to Government Code Section 56668:**

1. *Population:* The Developer estimates the population will be 7891.
2. *Landowner:* Standard Pacific Del Sur Ranch LLC.
3. *Topography, Natural Boundaries and Drainage Basins:* The Del Sur Ranch site is generally flat, with elevation ranging from 2440 feet along the eastern areas to approximately 2480 feet at the western boundary. The site is sparsely vegetated with grass and low shrubs.
4. *Zoning, Present and Future Land Use:* In 1989 the City of Lancaster's General Plan Amendment re-designated the parcel from Non-Urban (NU-1; dwelling unit/2.5 net acres) to General Residential (R; 3.7 dwelling units/net acres), General Commercial (C), Open Space (O) and Parks (PK). In 1990, under Zone Change No. 82-02 (Ordinance No. 553) the property was rezoned from Rural Residential (IRR- 2.5, 1 dwelling unit/2.5 acres) to Residential (R-7000; min. lot size-7000 SF), R -10,000 (min lot size - 10,000 SF), Open Space (O) and Commercial Planned Development (CPD). A Vesting Tentative Tract Map (VTTM) was initially approved for the property on September 25, 1989. The Development Agreement was approved for the property April 17, 1990. The VTTM and Development Agreement expire concurrently in October 2012.

5. *Surrounding Land Use*: The surrounding use consists of scattered rural residences, a ranch, vineyard, school and vacant land.
6. *Assessed Value*: The total assessed land value is \$7,146,000.00, based on the 2004-05 tax bills.
7. *Governmental Services and Control, Availability and Adequacy*: Public facilities and services will be provided at the same level as currently provided within the City of Lancaster.
8. *Water Availability*:  
District 40 has 36 active wells with a combined pumping capacity of 27,947 gallons per minute (gpm) (maximum 45,187 acre-feet per year [AFY]). In addition, the District has 7 new wells under construction with an additional pumping capacity of 3,955 gpm (6,395 AFY). The 2005 Integrated Urban Water Management Plan describes all existing and planned water supplies available to the Antelope Valley area. These supplies include groundwater, imported water, and recycled water sources. District 40 has provided a certificate of water availability to the City of Lancaster for this proposal.
9. *Effects on agricultural or open-space lands*: Over the past twenty years the property has had limited agricultural use. The property is being farmed by a tenant on a year-to-year lease that will be terminated once development begins.
10. *Boundaries and Lines of Assessment*: The project site conforms to recorded lines of assessment.
11. *Sphere of Influence*: The subject territory is within the sphere of influence of Los Angeles County Waterworks District No. 40.
12. *Tax Resolution*: All affected agencies have adopted a negotiated tax exchange resolution.
13. *Correspondence*: A letter was received from Los Angeles County Department of Public Works supporting the annexation.

**Alternate Course of Action:**

Development can be accomplished by formation of a mutual water company and utilizing the existing underlying aquifer. A secondary water source is the Antelope Valley East Kern Water Agency.

**CEQA:** The City of Lancaster, as lead agency, certified an Environmental Impact Report.

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

**Conclusion:** Annexation is necessary to provide water to the approved Del Sur Ranch Project.

**Recommended Action:**

1. Open the public hearing and receive testimony on the proposed annexation.
2. There being no further testimony, close the public hearing.
3. Adopt the Resolution Making Determinations and Ordering Annexation No. 2006-04 to Los Angeles County Waterworks District No. 40.

**RESOLUTION NO. 2006-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 2004-11 (40-68/4-137)" TO THE**  
**LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40**

WHEREAS, an application for the proposed annexation of certain territory in the County of Los Angeles 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 863± acres of uninhabited territory in the City of Lancaster and is assigned the following distinctive short form designation: "Annexation No. 2004-11 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 water services to the Del Sur Ranch project located in the City of Lancaster.

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

WHEREAS, on May 24, 2006, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, acting in its role as the a responsible agency with respect to Annexation 2004-11 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 Environmental Impact Report adopted by the City of Lancaster, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. The Commission finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings, previously adopted by the City of Lancaster, in connection with its approval of the project.
2. A description of the boundaries and map of the proposal, as approved by this Commission, is set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.

3. The Commission hereby approves the annexation subject to the following terms and conditions:
  - c. 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.
  - d. The regular County assessment roll is utilized by the Los Angeles County Waterworks District No. 40.
  - c. The territory will not be taxed for existing bonded indebtedness of the Los Angeles County Waterworks District No. 40.
4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
  - b. 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 24th day of May 2006.

Ayes:

Noes:

Absent:

Abstain:

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Larry J. Calemine, Executive Officer

## **Staff Report**

**May 24, 2006**

### **Agenda Item No. 3c Los Angeles County Waterworks District No. 40 Annexation No. 2004-15 (40-74/4-141)**

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

**Proposal Area:** The area consists of 56.59± acres of undeveloped land, of which 30.4± acres will be developed as 236 single-family lots in the R-7000 Zone.

**Location:** The project site is located at the southeastern corner of 30<sup>th</sup> Street East and Lancaster Boulevard, in the City of Lancaster.

#### **Factors to be Considered pursuant to Government Code Section 56668:**

1. *Population:* None.
2. *Landowner:* Royal Investors Group LLC and KB Home.
3. *Topography, Natural Boundaries and Drainage Basins:* Generally flat with no natural drainages. There are minor low lying shrubs and vegetation onsite.
4. *Zoning, Present and Future Land Use:* The General Plan Designation is Urban Residential (UR) (2.1 – 6.5 dwelling per acre). The current zoning is Residential R-7000; minimum lot size – 7000 sf.
5. *Surrounding Land Use:* The surrounding land use to the north, south, and east is vacant land. The use to the west is single family lots.
6. *Assessed Value:* Total assessed land value is \$538,807 (L.A. County Assessor).
7. *Governmental Services and Control, Availability and Adequacy:*  
Public facilities and services will be provided at the same level as currently provided within the City of Lancaster.

8. *Water Availability:*

District 40 has 36 active wells with a combined pumping capacity of 27,947 gallons per minute (gpm) (maximum 45,187 acre-feet per year [AFY]). In addition, the District has 7 new wells under construction with an additional pumping capacity of 3,955 gpm (6,395 AFY). The 2005 Integrated Urban Water Management Plan describes all existing and planned water supplies available to the Antelope Valley area. These supplies include groundwater, imported water, and recycled water sources.

9. *Effects on agricultural or open-space lands:* The proposal will not have an effect on agricultural or open space.

10. *Boundaries and Lines of Assessment:* The project site conforms to recorded lines of assessment.

11. *Sphere of Influence:* The subject territory is within the sphere of influence of Los Angeles County Waterworks District No. 40.

12. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.

13. *Correspondence:* No correspondence has been received.

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

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

**Recommended Action:**

1. Open the public hearing and receive testimony on the proposed annexation.
2. There being no further testimony, close the public hearing.
3. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2004-15 to Los Angeles County Waterworks District No. 40.

**RESOLUTION NO. 2006-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 2004-15 (40-74/4-141)" TO THE**  
**LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40**

WHEREAS, an application for the proposed annexation of certain territory in the County of Los Angeles 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 56.59± acres of uninhabited territory in the City of Lancaster, and is assigned the following distinctive short form designation: "Annexation No. 2004-15 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 is to water-related services to the proposed development consisting of 236 single-family lots in the R-7000 Zone; and

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

WHEREAS, on May 24, 2006, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, acting in its role as the a responsible agency with respect to Annexation 2004-15 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 Declarations adopted by the City of Lancaster, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. The Commission finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings, previously adopted by the City of Lancaster, in connection with its approval of the project.
2. A description of the boundaries and map of the proposal, as approved by this Commission, is set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.

3. The Commission hereby approves the annexation subject to the following terms and conditions:

- e. 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.
- f. The regular County assessment roll is utilized by the Los Angeles County Waterworks District No. 40.
- c. The territory will not be taxed for existing bonded indebtedness of the Los Angeles County Waterworks District No. 40.

4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:

- c. 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 24th day of May 2006.

Ayes:

Noes:

Absent:

Abstain:

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Larry J. Calemine, Executive Officer

## **Staff Report**

**May 24, 2006**

### **Agenda Item No. 3d Los Angeles County Waterworks District No. 40 Annexation No. 2005-02 (40-81/4-148)**

The proposal before you is a request to annex 20± acres of uninhabited territory into the boundary of the Los Angeles County Waterworks District No. 40.

**Proposal Area:** The area consists of vacant, predominantly rural land.

**Location:** The project site is located at the northeastern corner of Avenue H-8 and 75<sup>th</sup> Street West, in the city of Lancaster.

#### **Factors to be Considered pursuant to Government Code Section 56668:**

1. *Population:* None.
2. *Landowner:* Timber Properties, Ltd.
3. *Topography, Natural Boundaries and Drainage Basins:* Generally flat land.
4. *Zoning, Present and Future Land Use:* The General Plan Designation is Non Urban Residential (0.4 – 2.0 dwelling units per acre). The current zoning is Rural Residential (RR-2.5 dwelling units per acre).
5. *Surrounding Land Use:* The surrounding land use to the north, south, east and west is vacant land, zoned Non Urban Residential (RR-2.5).
6. *Assessed Value:* Total assessed land value is \$102,000, per MetroScan on May 10, 2006.
7. *Governmental Services and Control, Availability and Adequacy:*  
Should the site be developed in the future, services will be provided at the same level as currently provided within the city of Lancaster.

8. *Water Availability:*

The District has sufficient water supply to meet the needs of the proposal area. The landowner will be responsible for extending water infrastructure.

9. *Effects on agricultural or open-space lands:* The proposal will not have an effect on agricultural or open space.

10. *Boundaries and Lines of Assessment:* The project site conforms to recorded lines of assessment.

11. *Sphere of Influence:* The subject territory is within the sphere of influence of Los Angeles County Waterworks District No. 40

12. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.

13. *Correspondence:* No correspondence has been received.

**Recommended Action:**

The project has not met CEQA requirements. It is therefore staff's recommendation that the matter be carried over until such time as the appropriate CEQA requirements have been met.

**Staff Report**

**May 24, 2006**

**Agenda Item No. 3e**

**Los Angeles County Waterworks District No. 40  
Annexation No. 2005-11 (40-84/4-151)**

This is a request initiated by Hunsaker & Associates, on behalf of Frontier Homes, to annex 120± acres of vacant land into the boundary of the Los Angeles County Waterworks District No. 40.

**Proposal Area:** The area consists of three vacant 40-acre tracts.

**Location:** The site is bounded between 15<sup>th</sup> Street East and 20<sup>th</sup> Street East with Avenue H to the north and Avenue H-8 to the south, in the City of Lancaster.

**Factors to be Considered pursuant to Government Code Section 56668:**

1. *Population:* None.
2. *Landowner:* Frontier Homes.
3. *Topography, Natural Boundaries and Drainage Basins:* Generally flat land.
4. *Zoning, Present and Future Land Use:* Vesting Tentative Tract Map Nos. 061817, 0618018, and 061819 allows for the development of a total of 433 single family lots and 3 retention basins in the R-7000 Zone.
5. *Surrounding Land Use:* Areas to the north and east are vacant; south and west are composed of residential tracts interspersed among vacant land.
6. *Assessed Value:* Total assessed land value is \$775,000 (Southern California MLS GIS 11/12/2004).
7. *Governmental Services and Control, Availability and Adequacy:* Public facilities and services will be provided at the same level as currently provided within the city of Lancaster.

8. *Water Availability:*

District 40 has 36 active wells with a combined pumping capacity of 27,947 gallons per minute (gpm) (maximum 45,187 acre-feet per year [AFY]). In addition, the District has 7 new wells under construction with an additional pumping capacity of 3,955 gpm (6,395 AFY). The 2005 Integrated Urban Water Management Plan describes all existing and planned water supplies available to the Antelope Valley area. These supplies include groundwater, imported water, and recycled water sources.

9. *Effects on agricultural or open-space lands:* There are no areas zoned agricultural or open-space within the proposal area.

10. *Boundaries and Lines of Assessment:* The project site conforms to recorded lines of assessment.

11. *Sphere of Influence:* The subject territory is within the sphere of influence of Los Angeles County Waterworks District No. 40.

12. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.

13. *Correspondence:* The City of Lancaster has submitted a letter supporting the annexation.

**Alternate Course of Action:**

There are no other alternate courses of action.

**CEQA:** The City of Lancaster, as lead agency, adopted a Mitigated Negative Declaration for each tract map.

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

**Conclusion:** Annexation will allow the District to provide water-related services to the proposed development.

**Recommended Action:**

1. Open the public hearing and receive testimony on the proposed annexation.
2. There being no further testimony, close the public hearing.
3. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2005-011 to Los Angeles County Waterworks District No. 40.

**RESOLUTION NO. 2006-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 2005-11 (40-84/4-151)" TO THE**  
**LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40**

WHEREAS, an application for the proposed annexation of certain territory in the County of Los Angeles 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 three 40 acres parcels, totaling 120± acres of vacant land in the City of Lancaster, and is assigned the following distinctive short form designation: "Annexation No. 2005-11 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 source of water to the proposed residential development; and

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

WHEREAS, on May 24, 2006, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, acting in its role as the a responsible agency with respect to Annexation 2005-11 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 Declarations adopted by the City of Lancaster, as lead agency, and has determined that the documents adequately address the environmental impacts of the proposed project. The Commission finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings, previously adopted by the City of Lancaster, in connection with its approval of the project.
2. A description of the boundaries and map of the proposal, as approved by this Commission, is set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.

3. The Commission hereby approves the annexation subject to the following terms and conditions:

- g. 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.
- h. The regular County assessment roll is utilized by the Los Angeles County Waterworks District No. 40
- c. The territory will not be taxed for existing bonded indebtedness of the Los Angeles County Waterworks District No. 40.

4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:

- d. 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 24th day of May 2006.

Ayes:

Noes:

Absent:

Abstain:

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Larry J. Calemine, Executive Officer

**STAFF REPORT**

**MAY 24, 2006**

**AGENDA ITEM NO. 3f**

**ANNEXATION NO. 697 TO  
COUNTY SANITATION DISTRICT NO. 21**

The following is an annexation of uninhabited territory to Los Angeles County Sanitation District No. 21. The annexation was initiated by the County Sanitation District at the request of the landowner, Eddy Lin, LLC.

Annexation No. 697 contains 3.104 acres.

**Location:** The subject territory is located on Vallecito Drive northwest of its intersection with Camino Del Sur all within the unincorporated area of Los Angeles County.

**Present and Surrounding Land Uses:** The present land use is vacant. The surrounding land use is residential and vacant.

**Sphere of Influence:** The proposed annexation is consistent with the adopted spheres of influence for all affected agencies.

**Proposed Development:** The territory is to be developed as 4 single-family homes.

**Provision of Services:** The subject territory is not currently serviced by the District. However, the area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Joint Outfall System 2010 Master Facilities Plan. The wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant (SJCWRP). The District will have adequate capacity to collect, treat and dispose of the wastewater anticipated to be generated by the subject territory.

**CEQA:** The negative declaration adopted by the Los Angeles County Department of Regional Planning is adequate for consideration of this proposal.

**Tax Transfer:** All affected agencies have adopted the appropriate tax transfer resolution.

**Correspondence:** To date staff has not received any correspondence in opposition to or in support of the annexation.

**Request for Waiver for Protest Hearing:** LAFCO has received written consent from the property owner and no subject agency has submitted written opposition to the waiver of protest proceedings, in accordance with Government Code Section 56663(c).

**RECOMMENDATIONS**

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Approve the Resolution Making Determinations Approving and Ordering Annexation No. 697 to County Sanitation District No. 21.

**RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
RESOLUTION NO. 2006- RD**

**MAKING DETERMINATIONS APPROVING AND ORDERING  
CERTAIN UNINHABITED TERRITORY  
DESIGNATED AS ANNEXATION NO. 697 ANNEXED 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 in the unincorporated territory of Los Angeles County; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for the proposed development of 4 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 3.104 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 697"; and

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

WHEREAS, on May 24, 2006, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this

proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 697, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the negative declaration adopted by the County of Los Angeles Department of Regional Planning and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
2. Annexation No. 697 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.
3. 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.

4. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 21.
5. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED this 24<sup>th</sup> day of May 2006.

Ayes:

Noes:

Absent:

Abstain:

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**LARRY J. CALEMINE**  
**Executive Officer**

**STAFF REPORT**

**MAY 24, 2006**

**AGENDA ITEM NO. 3g**

**ANNEXATION NO. 705 TO  
COUNTY SANITATION DISTRICT NO. 21**

The following is an annexation of uninhabited territory to Los Angeles County Sanitation District No. 21. The annexation was initiated by the County Sanitation District at the request of the landowner, ATC Petroleum USA, Inc.

Annexation No. 705 contains 1.053 acres.

**Location:** The subject territory is located on Tetley Street approximately 300 feet southeast of its intersection with Las Lomitas Drive all within the unincorporated area of the County of Los Angeles.

**Present and Surrounding Land Uses:** The present land use is vacant land. The surrounding land use is residential.

**Sphere of Influence:** The proposed annexation is consistent with the adopted spheres of influence for all affected agencies.

**Proposed Development:** The territory will be developed into 2 single-family homes.

**Provision of Services:** The subject territory is not currently serviced by the District. However, the area was included in the future service area that might be served by the District. The District's future wastewater management needs were addressed in the Joint Outfall System 2010 Master Facilities Plan. The wastewater generated by the proposed annexation will be treated at the Joint Outfall System (JOS). The District will have adequate capacity to collect, treat and dispose of the wastewater anticipated to be generated by the subject territory.

**CEQA:** The project is exempt from CEQA pursuant to State CEQA Guidelines Section 15303(a). Construction of not more than three single-family homes in an urbanized area.

**Tax Transfer:** All affected agencies have adopted the appropriate tax transfer resolution.

**Correspondence:** To date staff has not received any correspondence in opposition to or in support of the annexation.

**Request for Waiver for Protest Hearing:** LAFCO has received written consent from the property owner and no subject agency has submitted written opposition to the waiver of protest proceedings, in accordance with Government Code Section 56663(c).

**RECOMMENDATIONS**

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Approve the Resolution Making Determinations Approving and Ordering Annexation No. 705 to County Sanitation District No. 21.

**RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
RESOLUTION NO. 2006-RD**

**MAKING DETERMINATIONS APPROVING AND ORDERING  
CERTAIN UNINHABITED TERRITORY  
DESIGNATED AS ANNEXATION NO. 705 ANNEXED 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 in the unincorporated territory of Los Angeles County; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for a proposed development of 2 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 1.053 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 705"; and

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

WHEREAS, on May 24, 2006, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this

proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the proposed annexation is categorically exempt pursuant to State CEQA Guidelines Section 15303(a).
2. Annexation No. 705 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.
3. 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.
4. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 21.
5. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable

fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED this 24<sup>th</sup> day of May 2006.

Ayes:

Noes:

Absent:

Abstain:

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**LARRY J. CALEMINE**  
**Executive Officer**

**STAFF REPORT**

**MAY 24, 2006**

**AGENDA ITEM NO. 3h**

**ANNEXATION NO. 707 TO  
COUNTY SANITATION DISTRICT NO. 21**

The following is an annexation of uninhabited territory to Los Angeles County Sanitation District No. 21. The annexation was initiated by the County Sanitation District at the request of the landowner, Billarz Development Inc.

Annexation No. 707 contains 3.267 acres.

**Location:** The subject territory is located on Balan road approximately ¼ of a mile southwest from its intersection with Brea Canyon cutoff all within the unincorporated territory in the County of Los Angeles.

**Present and Surrounding Land Uses:** The present land use is vacant land. The surrounding land use is residential.

**Sphere of Influence:** The proposed annexation is consistent with the adopted spheres of influence for all affected agencies.

**Proposed Development:** The territory will be developed as 5 single-family homes.

**Provision of Services:** The subject territory is not currently serviced by the District. However, the area was included in the future service area that might be served by the District. The District's future wastewater management needs were addressed in the Joint Outfall System 2010 Master Facilities Plan. The wastewater generated by the proposed annexation will be treated at the Joint Outfall System (JOS). The District will have adequate capacity to collect, treat and dispose of the wastewater anticipated to be generated by the subject territory.

**CEQA:** The negative declaration adopted by the Los Angeles County Department of Regional Planning is adequate for consideration of this proposal.

**Tax Transfer:** All affected agencies have adopted the appropriate tax transfer resolution.

**Correspondence:** To date staff has not received any correspondence in opposition to or in support of the annexation.

**Request for Waiver for Protest Hearing:** LAFCO has received written consent from the property owner and no subject agency has submitted written opposition to the waiver of protest proceedings, in accordance with Government Code Section 56663(c).

**RECOMMENDATIONS**

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Approve the Resolution Making Determinations Approving and Ordering Annexation No. 707 to County Sanitation District No. 21.

**RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY  
RESOLUTION NO. 2006-RD**

**MAKING DETERMINATIONS APPROVING AND ORDERING  
CERTAIN UNINHABITED TERRITORY  
DESIGNATED AS ANNEXATION NO. 707 ANNEXED 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 in the unincorporated territory of the County of Los Angeles; and

WHEREAS, the principal reason for the proposed annexation is to provide off-site sewage disposal for a proposed development of 5 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 3.267 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 707"; and

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

WHEREAS, on May 24, 2006, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this

proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 707, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the negative declaration adopted by the County of Los Angeles Department of Regional Planning and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
2. Annexation No. 707 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.
3. 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.

4. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 21.
5. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED this 24<sup>th</sup> day of May 2006.

Ayes:

Noes:

Absent:

Abstain:

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**LARRY J. CALEMINE**  
**Executive Officer**

**STAFF REPORT**

**MAY 24, 2006**

**AGENDA ITEM NO. 4**

**GOVERNMENT CODE § 56857 NOTICES**

**(For Informational Purposes Only, Receive and File)**

Upon receipt of any proposed change of organization or reorganization that includes the annexation of territory to any district, if the proposal is not filed by the district to which annexation of territory is proposed, Government Code section 56857 requires LAFCO to place the proposal on its agenda for informational purpose only. Within 60 days of the meeting date, the annexing district may adopt and submit to LAFCO a resolution requesting termination of the annexation proceedings. The law requires that the annexing district "present written findings supported by substantial evidence in the record that the termination request is justified by a financial or service related concern." Prior to the Commission's determination of termination of proceedings the resolution is subject to judicial review. Waiver of 60-Day Termination Period Under section 56857, LAFCO may not hear and consider the proposed annexation until the 60-day termination period has expired. The Code provides, however, that the commission may waive the 60-day termination period if the annexing district adopts and submits to LAFCO a resolution supporting the change of organization or reorganization.

The following is a summary of the annexation proposals filed:

- a. *Project Description – Annexation No. 2006-09*  
Global Investment & Development LLC filed an application, on behalf of Hugo L. Grimaldi and Robert L. Grimaldi, to annex 10 acres of vacant land into the boundary of Los Angeles County Waterworks District No. 40.

*Project Location*

The project site is generally located south of Avenue I between 37<sup>th</sup> and 40<sup>th</sup> Streets West, in the City of Lancaster (APN No. 3150-009-009).

- b. *Project Description – Annexation 2006-10*  
Global Investment & Development LLC filed an application, on behalf of Mid Ohio Securities Corp., to annex 2.5 acres of vacant land into the boundary of Los Angeles County Waterworks District No. 40.

*Project Location*

The project site is generally located at the southeast corner of 25<sup>th</sup> Street East and Avenue J-4, in the City of Lancaster (APN No. 3150-012-031).

- c. *Project Description – Annexation 2006-12*  
Land Resource Investments, et al filed an application to annex 20.35 acres of vacant land into the boundary of Los Angeles County Waterworks District No. 40.

*Project Location*

The project site is generally located on 37<sup>th</sup> Street East and Avenue J, in the City of Lancaster (APN No. 3150-029-003 and -004).

**Recommended Action**

Receive and file.

## STAFF REPORT

MAY 24, 2006

### AGENDA ITEM No. 5a

#### NEW FIVE YEAR LEASE

LAFCO presently has a lease with Maguire Properties in the amount of \$2.56 per sq. ft. per month or \$30.72 per sq. ft. per year which expires December, 2006. Staff contacted the property management office and requested that we enter into early lease negotiations so as to know whether or not to remain at our present facility.

In preparation to negotiate with the landlord it was found that the lease rate for commercial offices has softened considerably over the last year. Furthermore, based on discussions with various landlord employees and other tenants, it was discovered that the landlord was in need of our present space.

Staff conducted a study of the surrounding commercial lease market and found the following comparable spaces:

<u>Address</u>	<u>Sq. Ft.</u>	<u>\$/Sq.Ft.</u>	<u>Lease Period</u>	<u>1<sup>st</sup> Year</u>	<u>2<sup>nd</sup> Year</u>
700 N. Brand	2796	\$2.35	3-5 Years	\$78,747	\$81,503
700 N. Brand	2749	\$2.35	3-5 Years	\$77,521	\$80,235
100 W. Broadway	2700	\$2.29	3-10 Years	\$74,196	\$76,793
500 N. Central	2860	\$2.35	3-5 Years	\$80,652	\$83,475
<b>700 N. Central</b>	<b>2710</b>	<b>\$2.23</b>	<b>5 Years</b>	<b>\$63,327*</b>	<b>\$72,520</b>

\* No charge for six months space differentiation. New lease begins on 1/1/07.

Maguire Properties has prepared the attached Letter of Intent to Lease Office Space for Los Angeles County LAFCO ("Letter") which sets forth the material terms of the proposed lease.

LAFCO's existing office space is 2,023 rental sq. ft. The new office space is 687 sq. ft. more than the existing space. However, it is the only space available in the existing building. Comparable buildings only had space available of 2700 sq. ft. or more except one which does not include tenant improvements and the \$/sq. ft. was \$2.40/sq.ft non-negotiable. Furthermore, the additional space will accommodate a much needed expanded conference room and GIS center.

There are other advantages in remaining in the present facility, not the least of which is the moving and relocation expenses to go to a new building versus moving up one floor plus other non-tenant improvement expenses would be excessive. The building is centrally located and provides easy access for employees, commissioners and the public.

If authorized by your Commission, the Executive Officer will execute, on behalf of LAFCO, a lease in conformance with the terms set forth in the Letter. Should the negotiated lease materially differ from the terms of the Letter or the terms of the existing lease, the Executive Officer will return to your Commission for further approval.

**Recommendation:**

Staff recommends that the Commission approve the attached Letter and instruct the Executive Officer to execute a lease on behalf of the Commission in conformance with the terms of the Letter.

**STAFF REPORT**

**MAY 24, 2006**

**EXECUTIVE OFFICER EMPLOYMENT AGREEMENT**

**AGENDA ITEM No. 5b**

On April 12, 2006 your Commission approved the appointment of Sandor L. Winger to the position of Executive Officer, effective June 1, 2006 and directed that Counsel prepare an employment contract and return the contract to the Commission for execution.

**Recommendation**

Staff recommends that your Commission approve the contract and authorize the Chairman to sign it.

**STAFF REPORT**

**MAY 24, 2006**

**AGENDA ITEM No. 5c**

**NOMINATIONS FOR  
THE CALAFCO EXECUTIVE BOARD**

The CALAFCO nominating committee is requesting nominations for candidates for four categories of positions :

1. 1 Special District Member
2. 2 County Members
3. 1 City Member
4. 2 Public Members

As of this date, Chair Gladbach has expressed interest in continuing as a Special District Member of the CALAFCO Board.

It is noted that while the Chair is presently the only Commissioner who has expressed interest in running for a position on the CALAFCO Executive Board, all Commissioners are encouraged to consider placing their names up for election.

**Recommendation:**

Staff recommends that the Commission entertain nominations of Commission members for positions on the CALAFCO Executive Board and that staff be directed to prepare, and the Executive Officer to sign, the appropriate nominating resolution(s)..

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION  
FOR LOS ANGELES COUNTY NOMINATING E.G. "JERRY" GLADBACH AS  
A CANDIDATE FOR THE POSITION OF CALAFCO EXECUTIVE BOARD  
MEMBER SPECIAL DISTRICT REPRESENTATIVE**

WHEREAS, Jerry Gladbach is presently the Chair of the Local Agency Formation Commission for Los Angeles County; and

WHEREAS, Jerry Gladbach has ably served as a regular and alternate Commissioner for the Local Agency Formation Commission for Los Angeles County since January, 2002; and

WHEREAS, during this time he has provided exemplary support to the Commission and its staff, exhibiting consistently high standards of professionalism, integrity, leadership and common sense; and

WHEREAS, Jerry has been an active participant in Statewide LAFCO and CALAFCO activities and is a valued resource to other LAFCO Commissioners and Executive Officers; and

WHEREAS, Jerry Gladbach has displayed highest standards of professional ethics and performance which reflect well on all public officials.

NOW, THEREFORE, the Local Agency Formation Commission for Los Angeles County does hereby nominate E.G. "Jerry" Gladbach as a candidate for the position of Special District Member to the CALAFCO Board of Directors.

PASSED AND ADOPTED this 24th day of May 2006.

Ayes:

Noes:

Absent:

Abstain:

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Larry J. Calemine  
Executive Officer

## **STAFF REPORT**

**MAY 24, 2006**

### **AGENDA ITEM NO. 5e**

#### **LOS ANGELES BASIN MUNICIPAL SERVICE REVIEW UPDATE**

A preliminary draft copy of the Preliminary Draft Los Angeles Region Municipal Service Review study has been provided to the Commissioners. As you can see, staff has been working diligently and the report is near completion. Staff estimates that the draft report will be published for public review mid-July and the community workshop will be held mid-August/September.

There are still some data requests that are outstanding. Some of the data originally received since the initial Request for Information questionnaires were sent out is somewhat outdated. Staff has requested more recent information. The Municipal Service Review findings cannot be made until all data is received. We estimate that all outstanding data update requests should be received within two weeks.

Dudek and Associates has completed a preliminary draft Municipal Service Review of water providers in the Los Angeles Region. Staff will publish the document for public review when the draft MSR for Los Angeles has been completed.

With the completion of these MSRs, LAFCO for Los Angeles County will have completed all the SOI/MSR requirements mandated by the State Legislature.

**STAFF REPORT**

**MAY 24, 2006**

**AGENDA ITEM No. 5g**

**RETIRING EXECUTIVE OFFICER PURCHASE OF VEHICLE**

The retiring Executive Officer has expressed interest in purchasing the LAFCO automobile assigned for his use. It is a 2006 Ford Explorer.

Staff has gone to three sources to obtain the present used car value of said vehicle, as follows:

<u>Source</u>	<u>Value Range</u>
Burch Ford (used their Kelly Blue Book and are County of Los Angeles auto supplier)	\$21,825
Kelly Blue Book Internet	\$19,195 - \$21,745 - \$23,200 Fair      Good      Excellent
Edmunds Internet	\$16,467 - \$24,625

The automobile is in good condition and exceeds normal mileage by approximately 4000 miles.

**Recommendation**

Staff recommends 1) the amount of \$21,745, as indicated by the Kelley Blue Book "Good" value, as the appropriate current value of the vehicle, and 2) that if the Commission determines that the sale of the vehicle is in the best interests of the Commission, that the Commission authorize the sale of the vehicle to the retiring Executive Officer.

**STAFF REPORT**

**MAY 24, 2006**

**AGENDA ITEM No. 5h**

**RETIRING EXECUTIVE OFFICER  
SPLIT DOLLAR LIFE INSURANCE POLICY**

**Transfer of Policy Ownership**

Pursuant to the Split Dollar Life Insurance Agreement ("Agreement") between the Commission and the retiring Executive Officer, the Commission has paid the annual premiums on a Split Dollar Life Insurance Policy ("Policy"). The Commission is the owner of the Policy.

As set forth in the Agreement, as long as the Commission is the owner of the Policy, any Policy death benefits would be split between the Commission and the Executive Officer's designated beneficiaries, with the Commission being repaid an amount equal to the total premiums paid by the Commission, with the balance, if any, payable to the Executive Officer's beneficiaries.

The Agreement further provides that, upon the retirement of the Executive Officer, the Executive Officer may pay the Commission the Policy's entire cash surrender value, whereupon the Commission shall transfer ownership of the Policy to the Executive Officer. Thereafter, the retired Executive Officer is solely responsible for the payment of the annual Policy premiums.

The retiring Executive Officer has submitted, in accordance with the terms the Agreement and the provisions of the Policy, a check in the amount of \$4,145.49 to the Commission in full payment of the cash surrender value of the Policy.

In order to complete the transfer of the ownership of the Policy, Jefferson Pilot Financial has requested that LAFCO provide a resolution that provides for the transfer of ownership of the Policy from the Commission to the retiring Executive Officer.

**Recommendation**

Staff recommends that the Commission approve the attached resolution.

**RESOLUTION NO. \_\_\_\_\_**

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

**TRANSFER OF OWNERSHIP OF SPLIT-DOLLAR LIFE INSURANCE POLICY**

WHEREAS, the Local Agency Formation Commission for Los Angeles County (the "Commission"), and its Executive Officer, Larry J. Calemine ("Mr. Calemine") entered into that certain Split-Dollar Life Insurance Agreement, dated July 14, 2004 ("Agreement"), wherein the Commission agreed, subject to the terms of the Agreement, to pay the annual premiums on a split-dollar life insurance policy during the term of Mr. Calemine's employment as Executive Officer; and

WHEREAS, Jefferson Pilot Life Insurance Company issued Policy No. P5445700 ("Policy"), with the Commission as the owner of the Policy; and

WHEREAS, pursuant to the terms of the Agreement, during the lifetime of the Executive Officer, the Commission's ownership interest in the Policy is the Policy's entire cash surrender value; and

WHEREAS, pursuant to Section 10.C. of the Agreement, if the Executive Officer, upon his retirement, pays the Commission the Policy's entire cash surrender value, then the Commission is required to transfer ownership of the Policy to the Executive Officer; and

WHEREAS, Mr. Calemine will retire from his position as Executive Officer effective June 1, 2006; and

WHEREAS, Mr. Calemine has elected, pursuant to Section 10.C. of the Agreement, to repay in full the Commission's interest in the Policy, by paying to the Commission the Policy's entire cash surrender value; and

WHEREAS, on April 21, 2006, Mr. Calemine paid to the Commission the sum of \$4,145.49, representing the Policy's entire cash surrender value.

NOW, THEREFORE, BE IT RESOLVED, the Commission hereby acknowledges receipt of the entire cash surrender value of the Policy and, pursuant to Section 10.C. of the Agreement, approves the transfer of the Commission's ownership of Policy No. JP5445700 to Mr. Calemine and authorizes the Chairman of the Commission to execute all documentation necessary to effectuate said transfer.

PASSED AND ADOPTED this 24th day of May 2006.

Ayes:

Noes:

Absent:

Abstain:

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Larry J. Calemine  
Executive Officer