

**LOCAL AGENCY FORMATION COMMISSION  
REGULAR MEETING AGENDA**

Wednesday, October 25, 2006  
9:00 a.m.

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

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

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1. **CALL MEETING TO ORDER.**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN GLADBACH.**
3. **PUBLIC HEARING**
  - a. Los Angeles County Sanitation District No. 14, Annexation 361 **(to be continued)**
  - b. Los Angeles County Sanitation District No. 14, Annexation 362 **(to be continued)**
4. **PROTEST HEARINGS**
  - a. City of Compton Detachment No. 98-01.
5. **REQUESTS FOR APPROVAL WITHOUT NOTICE AND HEARING**
  - a. Los Angeles County Waterworks District 40 – Annexation No. 2005-23

6. **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. Newhall County Water District – Annexation No. 2006-43.
- b. Los Angeles County Waterworks District 40 – Annexation No. 2006-46

7. **OTHER ITEMS**

- a. Request for Proposal – Financial Audit
- b. Approve minutes of the meeting held October 11, 2006.
- c. Receive and file Municipal Service Reviews and Spheres of Influence Update.
- d. Receive and file update on pending applications.

8. **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.

9. **FUTURE MEETINGS**

November 8, 2006

10. **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.

11. **ADJOURNMENT MOTION**



## STAFF REPORT

October 25, 2006

Agenda Item No. 4a

### CITY OF COMPTON DETACHMENT NO. 98-01 PROTEST HEARING

Agenda Item No. 4a is a proposal requesting the detachment of approximately 0.56 acres of uninhabited incorporated territory from the City of Compton. The applicant of record is the City of Compton, the proposal having been initiated by City of Compton Resolution No. 19,129. The application was received on September 15, 1998.

**Related Jurisdictional Changes:** Related jurisdictional changes include: detachment from the City of Compton and the Compton Street Lighting District and annexation to the County Lighting Maintenance District No. 1687, the Los Angeles County Consolidated Fire Protection District, the Firestone Garbage Disposal District, and Los Angeles County Road District No. 2.

**Background:** The proposed detachment area consists of three parcels containing a total of three single-family residential dwellings. There have been previous attempts by staff to terminate the application because it was inactive for several years; however, County CAO staff has worked diligently with the property owners to finally push the proposal forward.

**Purpose of Request:** The detachment request was initiated by the City of Compton at the request of the property owners. The subject parcels were annexed to the City of Compton in 1962. They are the only lots along Harris Avenue, between Greenleaf Blvd. and Caldwell Ave. that are in the City of Compton.

The surrounding properties are within County unincorporated territory, which has contributed to confusion of City-County boundaries with regards to emergency response from police and fire.

**Location:** The subject parcels are located in the City of Compton at 16609, 16614, and 16615 S. Harris Avenue, north of Greenleaf Boulevard and south of Caldwell Avenue.

**Sphere of Influence:** The subject territory is within the City of Compton sphere of influence.

**Population:** The estimated population of the detachment area is 12 residents.

**Registered Voters/Landowners:** As of July 27, 2006, the County Registrar-Recorder-County Clerk certified that there were 10 registered voters residing within the detachment area.

**Assessed Value:** The assessed valuation of land is estimated to be \$885,000.

**Conclusion:**

Pursuant to Government Code Section 57075(b), the Commission may: (a) terminate proceedings if written protests have been filed and not withdrawn by landowners owning 50 percent or more of the assessed value of the land within the territory; or order the territory detachment if written protests have been filed and not withdrawn by owners of land who own less than 50 percent of the total assessed value of land within the affected territory.

No written protests have been received by any affected landowners regarding this request.

**Recommendation:**

- 1) Open the public hearing and receive any testimony and/or written protests regarding City of Compton Detachment No. 98-01.
- 2) There being no further testimony or written protests, close the public hearing.
- 3) Based upon the results of the protest hearing, either terminate the detachment proceedings pursuant to Government Code Section 57075 if a majority protest exists, or adopt a resolution ordering the detachment of the subject territory from the City of Compton and the Compton Street Lighting District and annexation of the same said territory to the County Lighting Maintenance District No. 1687, the Los Angeles County Consolidated Fire Protection District, the Firestone Garbage Disposal District, and Los Angeles County Road District No. 2.

**RESOLUTION NO. 2006-P**

**RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR LOS ANGELES COUNTY ORDERING  
CITY OF COMPTON DETACHMENT NO. 98-01**

WHEREAS, the City of Compton 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 detachment of territory from the City of Compton and the Compton Street Lighting District and annexation of the same said territory to the County Lighting Maintenance District No. 1687, the Los Angeles County Consolidated Fire Protection District, the Firestone Garbage Disposal District, and Los Angeles County Road District No. 2.

WHEREAS, the principal reason for this detachment is that the surrounding properties are within County unincorporated territory, which has contributed to confusion of City-County boundaries with regards to emergency response from police and fire; and

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

WHEREAS, the subject territory is uninhabited and consists of approximately 0.56 acres; and

WHEREAS, the short-form designation given this proposal is "City of Compton Detachment No. 98-01;" and

WHEREAS, on September 27, 2006, the Commission approved Detachment No. 98-01; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set October 25, 2006 as the date for the protest hearing and has given notice thereof; and

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

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

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of landowners within the boundary of the territory is 3, and the assessed valuation of land is estimated to be \$885,000.
2. The Commission finds that the number of written protests filed in opposition to Detachment No. 98-01 and not withdrawn is    , which, even if valid, represents landowners owning less than 50 percent of the total assessed value of land within the affected territory.
3. The Commission hereby orders the detachment of that territory described in Exhibit "A" hereto, which description is incorporated herein by reference, as follows:
  - a. Detachment of the subject territory from the City of Compton.
  - b. Detachment of the subject territory from the Compton Street Lighting District.
  - c. Annexation of the subject territory to County Lighting Maintenance District No. 1687.
  - d. Annexation of the subject territory to the Los Angeles County Consolidated Fire Protection District.
  - e. Annexation of the subject territory to the Firestone Garbage Disposal District
  - f. Annexation of the subject territory to Los Angeles County Road District No. 2.

4. Pursuant to Government Code section 56886, the detachment shall be subject to the following terms and conditions:
  - b. The territory shall be subject to the payment of such service charges, assessments or taxes as the County of Los Angeles may legally impose.
  - c. The regular County assessment roll shall be utilized.
  - d. The subject territory will not be taxed for existing bonded indebtedness of the City of Compton.
5. The Executive Officer is directed to transmit a certified copy of this resolution to the City Clerk of the City of Compton, upon the City's payment of the applicable fees required by Government Code Section 54902.5, and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57000, *et seq.*

PASSED AND ADOPTED this 25th day of October 2006.

Ayes:

Noes:

Absent:

Abstain:

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SANDOR L. WINGER, Executive Officer

## **Staff Report**

**October 25, 2006**

### **Agenda Item No. 5a**

#### **Los Angeles County Waterworks District No. 40 Annexation No. 2005-23**

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

**Proposal Area:** The project site consists of 120± acres of vacant land.

**Location:** The site is generally located southeast and northeast of Avenue I and 90<sup>th</sup> Street West in the City of Lancaster.

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

1. *Population:* The current population is 0.
2. *Landowner:* K. Hovnanian Forecast Homes.
3. *Topography, Natural Boundaries and Drainage Basins:* The terrain is relatively flat but remains tilled as its previous use was agricultural.
4. *Zoning, Present and Future Land Use:* The territory is zoned R-7000 at present the land use is vacant and future use will consist of 424 single-family units.
5. *Surrounding Land Use:* There are several developments within proximity of the proposed development, the most prominent being Del Sur. The approved (2004-11) Del Sur development is located approximately one half mile northwest of the subject territory and includes 1,500 single family units and commercial development.
6. *Assessed Value:* The per capita assessed value is \$15,892.
7. *Governmental Services and Control, Availability and Adequacy:*  
If and when the land is developed as proposed, the City of Lancaster will provide services as outlined in the City's General Plan.
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 water main. The system will eventually be dedicated to the District.

9. *Effects on agricultural or open-space lands:* The previous land use of the subject territory was agricultural; approval of the proposal will convert agricultural lands to residential uses, consistent with the City of Lancaster's General Plan and zoning designation for this area.
10. *Boundaries and Lines of Assessment:* The boundary of the proposed annexation conforms to recorded lines of assessment.
11. *Sphere of Influence:* The subject territory is within the sphere of influence of 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.

**Alternate Course of Action:**

The Quartz Hill Water District is willing to provide similar services.

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

**Waiver of Notice and Hearing:** Pursuant to Government Code Section 56663(a) all owners of land within the affected territory have consented to the change of organization and have requested that the Commission make its determination without notice and hearing. To date, no subject agency has submitted written demand for notice and hearing on this application.

**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 subject territory will be developed with 424 single-family homes. Annexation will allow future residents to receive a reliable source of water. While the Quartz Hill Water District is willing to provide similar services, the landowner has indicated that CWWD No. 40 offers the most convenient and economic solution for the proposed development.

**Recommended Action:**

1. Waive Notice and Hearing requirements for this application pursuant to Government Code section 56663(a).
2. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2005-23 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. 2005-23 TO THE  
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40**

WHEREAS, an application for the proposed annexation of certain territory in the City of Lancaster 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 120± acres of uninhabited territory in the City of Lancaster, and is assigned the following distinctive short form designation: "Annexation No. 2005-23 to Los Angeles County Waterworks District No. 40;" and

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

WHEREAS, the principal reason for this annexation is to provide a reliable source of water to future inhabitants of the subject territory; and

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

WHEREAS on October 25, 2006 at its regular meeting, this Commission considered the proposal and the report of the Executive Officer, along with public comment on the proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Pursuant to Government Code Section 56663(a), the Commission hereby finds and determines that:
  - a. All owners of land within the affected territory have given their written consent to the change of organization; and
  - b. No subject agency has submitted written opposition to a waiver of notice and hearing requirements.

Based thereon, notice and hearing requirements are waived.

2. The Commission, acting in its role as a responsible agency with respect to Annexation 2005-23 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.

3. The Commission hereby approves the annexation subject to the following terms and conditions:
  - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Los Angeles County Waterworks District No. 40 may legally impose.
  - b. The regular County assessment roll is utilized by the Los Angeles County Waterworks District No. 40.
  - c. The territory 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:
  - a. The territory to be annexed is uninhabited;
  - b. All owners of land within the affected territory have given their written consent to the change of organization; and
  - c. No subject agency has submitted written opposition to a waiver of protest proceedings.Based thereon, protest proceedings are waived.
  
5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the Los Angeles County Waterworks District No. 40.

6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED this 27<sup>th</sup> day of September 2006.

Ayes:

Noes:

Absent:

Abstain:

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Sandor L. Winger, Executive Officer

**Staff Report**

**October 25, 2006**

**Agenda Item No. 6**

**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 purposes 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 with LAFCO:

a. *Project Description – Annexation No. 2006-43*

*Project Location* – Located in unincorporated Los Angeles County east of Sand Canyon Road and north of Soledad Canyon Road.

b. *Project Description – Annexation 2006-46*

*Project Location* – Generally located near Lake Elizabeth Road and Avenue S all within the City of Palmdale.

**Recommended Action**

Receive and file.

**STAFF REPORT**

**October 25, 2006**

**REQUEST FOR PROPOSAL**

**LAFCO Financial Audit**

**Agenda Item No. 7a**

**LAFCO AUDIT REQUEST FOR PROPOSAL**

LAFCO has not had its books audited since fiscal year 2002/2003. Staff has sent out the attached Request For Proposal (RFP) to eleven qualified auditing firms, based upon recommendations from the County Auditor-Controller's office, other LAFCO's and private agency recommendations.

As delineated in the RFP the fiscal years to be audited are:

1. 2003/2004
2. 2004/2005
3. 2005/2006

Attached are copies of the:

1. Letter to the Bidders
2. RFP and attachments

Responses to the RFP are due to LAFCO no later than 4:00 P.M., November 27, 2006

**STAFF REPORT**

**October 25, 2006**

**STAFF REPORT**

**AGENDA ITEM NO. 7c  
MUNICIPAL SERVICE REVIEWS AND SPHERES OF INFLUENCE UPDATE**

**Sphere Of Influence (SOI) - Municipal Service Review (MSR)  
REMAINING - PROJECTED COMPLETION DATES**

<b>Regional Area Cities / Water Districts</b>	<b>MSR Draft Completion Status</b>	<b>Workshop Meeting Status</b>	<b>SOI Draft Completion Status</b>	<b>Commission Hearing Schedule Projection</b>	<b>Comments</b>
<u>Los Angeles Area</u>					
Cities (8)	May., 2006	Jun., 2006	Jul., 2006	October, 2006	
Water Districts (2)	Mar., 2006	Jun., 2006	Jul., 2006	October, 2006	

**11 Total    8 Cities    2 Water Districts    1 Consolidated Fire** - (To be completed by regional area)

**COMPLETIONS TO DATE**

<u>Catalina</u>					
Cities (1)	Complete	Complete	Complete	Feb. 27, 2004	No Special Districts
<u>Misc. Gov't. Services</u>					
Total Districts (29)	Complete	Complete	Complete	Jun. 23, 2004	
<u>Las Virgenes</u>					
Cities (5)	Complete	Complete	Complete	Aug. 25, 2004	
Water Districts (2)	Complete	Complete	Complete		
<u>High Desert</u>					
Cities (2)	Complete	Complete	Complete	Aug. 25, 2004	
Water Districts (8)	Complete	Complete	Complete		
<u>Santa Clara</u>					
Cities (1)	Complete	Complete	Complete	Jan. 19, 2005	Approved 3 districts at LAFCO Hearing on Dec 14, 2005
Water Districts (5)	Complete	Complete	Complete		
<u>San Gabriel-West</u>					
Cities (18)	Complete	Complete	Complete	Dec. 8, 2004	
Water Districts (8)	Complete	Complete	Complete		
<u>San Gabriel – East</u>					
Cities (13)	Complete	Complete	Complete	July 13, 2005	
Water Districts (5)	Complete	Complete	Complete		
<u>San Districts</u>	(25)	Complete	Complete	Complete	May 25, 2005
<u>South Bay</u>					
Cities (14)	Complete	Complete	Complete	Sept. 28, 2005	
Water Districts (1)	Complete	Complete	Complete		
<u>Gateway</u>					
Cities (26)	Complete	Complete	Complete	Dec. 14, 2005	Approved 3 cities and 1 Water District on Feb. 22, 2006
Water Districts (6)	Complete	Complete	Complete		

**169 Total SOI's / MSR's Completed to date -**

**80 Cities    29 Misc. Districts    35 Water Districts    25 San Districts**