

**LOCAL AGENCY FORMATION COMMISSION  
MEETING AGENDA**

Wednesday, February 13, 2008  
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. **CONSENT ITEMS**

*All matters are approved by one motion unless held by a Commissioner or member(s) of the public for discussion or separate action.*

- a. Los Angeles County Waterworks District No. 40 – Annexation No. 2007-01
- b. Approve Minutes of January 23, 2008.
- c. Receive and file Municipal Service Review and Sphere of Influence Update.
- d. Approve Operating Account Check Register for the month of January.
- e. Receive and file update on pending applications

5. **OTHER**

- a. Conference Report

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**

February 27, 2008  
March 12, 2008  
March 26, 2008

7. **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.

8. **ADJOURNMENT MOTION**

## Staff Report

February 13, 2008

Agenda Item No. 3a

### Los Angeles County Waterworks District No. 40 Annexation No. 2007-01

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 2.45± acres of land.

**Location:** The site is generally located north of Avenue J and 40<sup>th</sup> Street East and south of Avenue K and 30<sup>th</sup> Street East all within the City of Lancaster.

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

1. *Population:* The current population is 2.
2. *Landowner:* Arden Hughes
3. *Topography, Natural Boundaries and Drainage Basins:* The terrain is relatively flat with a small bermed but empty reservoir and well.
4. *Zoning, Present and Future Land Use:* The subject territory is zoned RR-1 – Rural Residential and contains an existing single-family residence which conforms to the current zoning. There are no indications that a change in land use planned for the future.
5. *Surrounding Land Use:* The surrounding territory is a combination of rural residential to the south, vacant residential (R-7000) to the north and to the east is Rural Residential currently being used for agricultural purposes.
6. *Assessed Value:* The per capita assessed value is \$99,729.00.
7. *Governmental Services and Control, Availability and Adequacy:*  
The City of Lancaster currently provides municipal services to the subject territory and will continue 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 District currently serves the residential development across the street from the subject territory and has an existing line crossing in front of the subject territory.

9. *Effects on agricultural or open-space lands:* The proposal will have no effect on agricultural or open space lands.
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 subject territory contains an existing single-family residence that utilized an existing well to provide water service. The well has subsequently gone dry and for the past 9 months the landowner has been trucking in water to provide services. The alternate course of action would be to have the landowner continue to truck water, which would place undue hardship on the landowner.

**CEQA:** The subject territory is categorically exempt pursuant to State CEQA Guidelines Section 15319(a) that provides for annexation of existing facilities developed to the density allowed by the current zoning and will have no significant impact on the environment.

**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:** Annexation will allow the landowner to receive a reliable source of water. Denial of the annexation could ultimately lead to a threat to the public health and safety.

**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. 2007-01 to Los Angeles County Waterworks District No. 40.

**RESOLUTION NO. 2008-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**“ANNEXATION NO. 2007-01 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. 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 2.45± acres of uninhabited territory in the City of Lancaster, and is assigned the following distinctive short form designation: "Annexation No. 2007-01 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 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 February 13, 2008 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 finds that the proposed annexation is categorically exempt pursuant to State CEQA Guidelines Section 15319(a).
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 13<sup>th</sup> day of February 2008.

Ayes:

Noes:

Absent:

Abstain:

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Sandor L. Winger, Executive Officer



**STAFF REPORT**

**February 13, 2008  
Agenda Item No. 3c**

**MUNICIPAL SERVICE REVIEWS AND SPHERES OF INFLUENCE UPDATE**

<u>Regional Area</u> Cities / Water Districts	<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) Water Districts (2)	Complete	Complete	Complete	December 13, 2006	Approved 8 cities and 1 district on 12/13/06 – Crescenta Valley open

<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) Water Districts (2)	Complete Complete	Complete Complete	Complete Complete	Aug. 25, 2004	
<u>High Desert</u> Cities (2) Water Districts (8)	Complete Complete	Complete Complete	Complete Complete	Aug. 25, 2004	
<u>Santa Clara</u> Cities (1) Water Districts (5)	Complete Complete	Complete Complete	Complete Complete	Jan. 19, 2005	Approved 3 districts at LAFCO Hearing on Dec 14, 2005
<u>San Gabriel-West</u> Cities (18) Water Districts (8)	Complete Complete	Complete Complete	Complete Complete	Dec. 8, 2004	
<u>San Gabriel – East</u> Cities (13) Water Districts (5)	Complete Complete	Complete Complete	Complete Complete	July 13, 2005	
<u>San Districts</u> (25)	Complete	Complete	Complete	May 25, 2005	
<u>South Bay</u> Cities (14) Water Districts (1)	Complete Complete	Complete Complete	Complete Complete	Sept. 28, 2005	
<u>Gateway</u> Cities (26) Water Districts (6)	Complete Complete	Complete Complete	Complete Complete	Dec. 14, 2005	Approved 3 cities and 1 Water District on Feb. 22, 2006

Crescenta Valley Water District is still open

**179 Total SOI's / MSR's completed to date -**

**88 Cities 29 Misc. Districts 36 Water Districts 25 San Districts**