

**LOCAL AGENCY FORMATION COMMISSION  
MEETING AGENDA**

Wednesday, January 14, 2009  
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.

The entire agenda package and any meeting related writings or documents provided to a majority of the Commissioners after distribution of the agenda package, unless exempt from disclosure pursuant to California Law, are available at the LAFCO office and at [www.lalafco.org](http://www.lalafco.org).

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**NOTICE OF CLOSED SESSIONS**

**CS-1 PUBLIC EMPLOYEE PERFORMANCE EVALUATION**

The Commission will meet in Closed Session pursuant to Government Code Section 54957 to evaluate the performance of the Executive Officer.

**CS-2 CONFERENCE WITH LABOR NEGOTIATORS**

The Commission will meet in Closed Session pursuant to Government Code Section 54957.6.

Commission Representative: Jerry Gladbach, Chairman  
Unrepresented Employee: Executive Officer

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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. Continued – City of Lomita Reorganization No. 2008-03.
- b. Los Angeles County Waterworks District No. 40 – Annexation No. 2006-35.
- c. Approve Minutes of December 10, 2008.
- d. Approve Operating Account Check Register for the month of December.
- e. Receive and file update on pending applications.

4. **OTHER ITEMS**

- a. Report on East Los Angeles, Rowland Heights and West Ranch Proposed Incorporations.

5. **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.

6. **FUTURE MEETINGS**

January 28, 2009  
February 11, 2009  
February 25, 2009

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

January 14, 2008

### Agenda Item No. 3a

#### CITY OF LOMITA REORGANIZATION NO. 2008-03 (Cypress Reservoir)

Agenda Item No.3a is a continuation from the Commission's December 10, 2008 meeting regarding the City of Lomita's proposal requesting reorganization of approximately 1.12 acres of uninhabited territory. The request includes detachment of territory from the City of Rolling Hills Estates and annexation of the same territory to the City of Lomita.

**History:** At the December 10, 2008 meeting, staff reported that the City of Lomita has not finalized recordation of a lot line adjustment within the proposed territory. The City had submitted the map and legal description to the County Assessor's office; however, they failed to submit the quitclaim deed associated with the property in question. In addition, the lot line adjustment includes vacating a small portion of Cypress Street and 262<sup>nd</sup> Street that is located within the City of Rolling Hills Estates.

**Status:** The City of Lomita submitted copies of the map and legal description to LAFCO. LAFCO then submitted the map and legal description to the County Assessor's office for review. The Assessor's office has tentatively approved the map and legal description but is waiting for the City to submit the deed and street vacation. Lomita anticipates that Rolling Hills Estates will consider the street vacation before the end of this month.

**Related Jurisdictional Changes:** Jurisdictional boundary changes include detachment of the subject territory from the City of Rolling Hills Estates and the Palos Verdes Library District, and annexation of the same said territory to the City of Lomita. Related jurisdictional changes include withdrawal from County Lighting Maintenance District 100075, and amendment to the City of Lomita's and the City of Rolling Hills Estates' sphere of influence.

**Proposal Area:** The affected territory consists of two irregularly shaped parcels of land. The site, known as the Cypress Reservoir, includes a water well and an above-ground water reservoir utilized for municipal services by the City of Lomita. The property however, is located within the City of Rolling Hills Estates.

In 1954 Los Angeles County Waterworks District No. 13 was granted a water supply permit for the existing water and storage facility. Waterworks District No. 13 provided water service to Lomita until its dissolution. Upon dissolution of the District, ownership of the water system was transferred to the City.

**Purpose of Request:** The City of Lomita requests the reorganization in order to place property owned by the City and used for the provision of municipal water service, under the jurisdictional control of the City. Lomita also seeks to avoid further payment of property taxes on the property.

**Location:** The subject territory is located at the southern terminus of Cypress Street, south of Pacific Coast Highway.

**Factors of Consideration Pursuant to Government Code Section 56668:**

1. ***Population:*** The estimated population of the reorganization area is 0. It is unlikely that there will be any significant population growth in the area since no residential or commercial uses are planned.
2. ***Registered Voters/Landowners:*** As of March 10, 2008, the County Registrar-Recorder-County Clerk certified that there were no registered voters residing within the affected territory.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The water reservoir is located on a hill in order to provide sufficient water pressure. There are no natural boundaries.
4. ***Zoning, Present and Future Land Use:*** The current city of Rolling Hills zoning designation for the subject property is Open Space - private parks and private land reserved for open spaces. Present land use is water well and reservoir.

No future change in land use is anticipated.

5. ***Surrounding Land Use:*** Land uses north of the affected territory are primarily single-family residential. Land use to the south, east, and west is vacant land and some material storage.
6. ***Pre-zoning and Conformance with the General Plan:*** The City of Lomita adopted a General Plan Amendment (Resolution No. 2006-46) and pre-zoning ordinance for the subject area (Ordinance No. 694) designating the zoning as “Open Space.”
7. ***Assessed Value, Tax Transfer:*** The total assessed value of land is \$1,701,241. All agencies have adopted a tax transfer resolution.
8. ***Governmental Services and Control, Availability and Adequacy:*** Upon reorganization, the City of Lomita will provide most services to the area. Services will be provided to the affected territory at the same level of service or a greater level as the City of Rolling Hills Estates provided upon approval of this reorganization proposal.
  - a. ***Fire and Emergency Services:*** The area is within the Consolidated Fire Protection District of Los Angeles County. There will be no change in the current level or range of service.
  - b. ***Flood Control:*** Flood control services will continue to be provided by the County Flood Control District.
  - c. ***Library:*** Library services in the area are currently within the Palos Verdes Library District. Upon approval of reorganization, the affected territory will be included within the Los Angeles County Public Library service area.
  - d. ***Park & Recreational Services:*** Rolling Hills Estates currently provides park and recreational services within the affected territory. Upon approval of reorganization, Lomita will provide park and recreational services.

- e. Police: Law enforcement services are currently provided by the Los Angeles County Sheriff's Department. The County Sheriff is also a contract service provider for the City of Lomita. There will be no change in the current level of service
  - f. Solid Waste Services: The City of Lomita utilizes a private collection company (Cal Met).
  - g. Street and Road Maintenance: The City of Lomita is to maintain the main access road.
  - h. Water: There will be no change in service. The City of Lomita already provides service to the site.
  - i. Waster Water Service: There will be no change in service. Lomita provides the service to its water facilities.
9. ***Alternative Course of Action***: There is no alternative course of action that will achieve the purpose of this request - placement of city-owned land, used for municipal purpose, under its jurisdiction.
10. ***Effects of the Proposal on Adjacent Areas and the County***: The proposed reorganization will have no effect on the surrounding areas or the County. The alternative governmental option would be to deny the request. In which case, City of Lomita infrastructure would remain on property under the City of Rolling Hills Estates' jurisdiction.
11. ***Effects on Agricultural and Open-Space Lands***: The proposal will not impact agricultural or open-space lands.
12. ***Boundaries and Lines of Assessment***: The boundaries of this territory do not currently correspond to the lines of assessment, but the Cities of Lomita and Rolling Hills Estates are working to correct this issue. This proposal does not create any new islands of unincorporated county territory.
13. ***Sphere of Influence***: The affected territory is currently within the City of Rolling Hills Estates' sphere of influence, upon amendment; the territory will be in Lomita's sphere of influence.
14. ***Comments from Affected Agencies***: There were no concerns from affected agencies.
15. ***Timely Availability of Water Supplies***: Water is already provided to the area by Lomita.
16. ***Regional Housing Needs***: Reorganization of the affected territory is not likely to result in the construction of new housing units.
17. ***Environmental Justice***: The affected territory is uninhabited, and therefore, will have no affect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.

**Correspondence**: Staff has received no correspondence regarding this reorganization proposal.

**CEQA:** As Lead Agency, the City of Lomita adopted a Negative Declaration for the project on September 18, 2006, Resolution No. 2006-24.

**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. To date, no subject agency has submitted written demand for notice and hearing regarding this proposal. Based thereon, the Commission may conduct proceedings for the change of organization or reorganization without notice and hearing.

**Waiver of Protest Proceedings:** 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:** Staff recommends continuation of Lomita's reorganization request. The proposal does not properly conform to the Assessor's lines of assessment.

**Recommendation:**

Continue the matter to the March 11, 2009 Commission meeting, until the City of Lomita finalizes recordation of the lot line adjustment and street vacation..

**RESOLUTION NO. 2008-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"CITY OF LOMITA REORGANIZATION NO. 2008-03"**

WHEREAS, the City of Lomita (the "City") 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 reorganization of territory herein described as the detachment of territory from the City Rolling Hills Estates and the Palos Verdes Library District , and annexation of said territory to the City of Lomita, and including withdrawal from County Lighting Maintenance District 100075; and

WHEREAS, the proposed annexation consists of 1.12 ± acres of uninhabited territory and is assigned the following distinctive short form designation: "City of Lomita Reorganization No. 2008-03;" 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 reorganization is to allow the City of Lomita governmental jurisdiction over property owned and used for municipal services as part of the City's water system; and

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

WHEREAS, on December 10, 2008, 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 a responsible agency with respect to Reorganization No. 2008-03 pursuant to California Environmental Quality Act ("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 documents adopted by the City of Lomita as lead agency, namely City of Lomita Resolution No.2006-24, approving and adopting a Negative Declaration for the reorganization 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. The Commission hereby amends the spheres of influence of the Cities of Lomita and Rolling Hills Estates, to remove the territory described in Exhibits A and B from the City of Rolling Hills Estates sphere of influence and to add the same territory to the City of Lomita's sphere of influence and makes the following determinations in accordance with Government Code Section 56425:
  - a. Present and planned land uses in the area:  
Present land use is water well and reservoir. No future change in land use is anticipated.
  - b. Present and probable need for public facilities and services:  
The subject territory is part of the City of Lomita's public works infrastructure. The water system facilities on the site require and receive routine and ongoing maintenance from the City.



- c. The present capacity of public facilities:

The City of Lomita provides an array of public services to its residents, which includes law enforcement, community development, recreation and park services, and water. Its ability to provide an adequate and dependable supply of water will be enhanced annexation of this water facility and its eventual expansion.

- d. The existence of any social or economic communities of interest:

The subject territory is within the City of Lomita's social and economic communities of interest, since it is owned by the City and is being used for municipal purposes.

3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits A and B, attached hereto and by this reference incorporated herein.
4. The affected territory consists of 1.12 acres, is uninhabited, and is assigned the following short form designation:

“City of Lomita Reorganization No. 2008-03”

- a. City of Lomita Reorganization No. 2008-03 is hereby approved, subject to the following terms and conditions:
- b. Detachment of the territory described in Exhibits A and B from the City of Rolling Hills Estates.
- c. Detachment of the territory described in Exhibits A and B from the Palos Verdes Library District.
- d. Annexation of the territory described in Exhibits A and B to the City of Lomita.
- e. Withdrawal of the territory described in Exhibits A and B from the County Lighting Maintenance District 100075.
- f. The territory so reorganized shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City of Lomita.
- g. The regular County assessment roll shall be utilized by the City of Lomita.

- h. The territory will not be taxed for existing bonded indebtedness of the City of Lomita.
- i. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
  - i. The territory to be annexed is uninhabited;
  - ii. All owners of land within the affected territory have given their written consent to the change of organization; and
  - iii. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.

- 5. The Commission hereby orders City of Lomita Reorganization No. 2008-03, subject to the terms and conditions set forth in paragraph 3, above.
- 6. The Executive Officer is directed to transmit a certified copy of this resolution to the City of Lomita, 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 57200, et seq.

PASSED AND ADOPTED this 10<sup>th</sup> day of December 2008.

Ayes:

Noes:

Absent:

Abstain:

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SANDOR L. WINGER, Executive Officer

## Staff Report

January 14, 2009

### Agenda Item No. 4

#### Los Angeles County Waterworks District No. 40 Annexation No. 2006-35

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 22.30± acres of land.

**Location:** The site is generally located between Avenue P and Avenue P-6 and between 22<sup>nd</sup> Street West and 25<sup>th</sup> Street West in the City of Palmdale.

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

1. *Population:* The current population is 0.
2. *Landowner:* Western Pacific Homes.
3. *Topography, Natural Boundaries and Drainage Basins:* The terrain is flat, desert land with a slight northeast trending slope.
4. *Zoning, Present and Future Land Use:* The subject territory is currently zoned as R-1 the future or proposed land use will remain the same. The subject territory is consistent with current City and County General Plans. The subject territory is proposed to be developed as 78 single family dwelling units.
5. *Surrounding Land Use:* The surrounding territory is residential and vacant land.
6. *Assessed Value:* The total assessed value is \$2,340,000.00.
7. *Governmental Services and Control, Availability and Adequacy:*  
The subject territory is all within the City of Palmdale and municipal services to the subject territory will be provided 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.

9. *Effects on agricultural or open-space lands:* There are no agricultural or open space lands within the subject territory, therefore, 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:**

There are no alternate courses of action.

**CEQA:** City of Palmdale, as lead agency, adopted two Negative Declarations approving each of the tracts contained in 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. To date, no subject agency has submitted written demand for notice and hearing on this application. Based thereon, the Commission may conduct proceedings for the change of organization or reorganization without notice and hearing.

**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 78 single-family homes. Annexation will allow future residents to receive a reliable source of water.

**Recommended Action:**

1. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2006-35 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. 2006-35 TO THE**  
**LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40**

WHEREAS, an application for the proposed annexation of certain territory in the City of Palmdale 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 22.30± acres of uninhabited territory in the City of Palmdale, and is assigned the following distinctive short form designation: "Annexation No. 2006-35 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 January 14, 2009 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 demand 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 2006-35 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 negative declarations adopted by the City of Palmdale, 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 Palmdale, in connection with its approvals 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 14<sup>th</sup> day of January 2009.

Ayes:

Noes:

Absent:

Abstain:

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Sandor L. Winger, Executive Officer