

**LOCAL AGENCY FORMATION COMMISSION  
REGULAR MEETING AGENDA**

Wednesday, October 22, 2003  
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 PELLISSIER.**
3. **PROTEST HEARING**
  - a. Los Angeles County Sanitation District No. 14, Annexation No. 277 – 40.197 acres located at the northwest corner of 30<sup>th</sup> Street West and Avenue P-8, in the City of Palmdale. The landowner is K. Hovnarian Forecast Homes, Inc. (John Heimann, Planning Project Manager) and numerous others.
4. **SPECIAL ITEMS**
  - a. Adoption of Resolution for City of Palmdale Annexation No. 2000-01A.
  - b. Approve Minutes of the meeting held October 8, 2003.
  - c. Pending proposal update.
  - d. Update on City of Azusa Municipal Service Review process.
  - e. Municipal Service Reviews and Spheres of Influence Update.
  - f. Report on receipt, to date, of net allocation of operating costs for FY 03/04.

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**

November 12, 2003

December 10, 2003

7. **NEW BUSINESS**

This is the opportunity for commissioners to discuss matters not on the Posted Agenda (to be discussed and upon Commission approval placed on the Agenda for action at a future meeting).

8. **ADJOURNMENT MOTION**

**STAFF REPORT**

**OCTOBER 22, 2003**

**PROTEST HEARING  
ANNEXATION NO. 277  
COUNTY SANITATION DISTRICT NO. 14**

**AGENDA ITEM NO. 3A**

On September 10, 2003 your commission adopted Resolution No. 2003-17RD making determinations and approving the proposed annexation of inhabited territory to the Los Angeles County Sanitation District No. 14; and set October 22, 2003 as the date for commission protest proceedings.

The following is a recap of the annexation proposal:

Landowners: The subject territory is primarily owned by K. Hovnanian Forecast Homes. To date, several of the homes have been sold.

Location: 40.197 acres are located at the northeast corner of 30<sup>th</sup> Street West and Avenue P-8, all within the City of Palmdale.

Surrounding and Present Land Uses: The surrounding land use consists of residential to the north, east and west and an elementary school to the south. The tract is currently being developed as residential and the remainder of the tract is vacant.

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

Proposed Development: The territory is currently under construction. At build-out the territory will consist of approximately 156 single-family homes.

Provision of Services: The subject territory will be served by District No. 14's 24-inch diameter 35<sup>th</sup> Street West Trunk Sewer in 40<sup>th</sup> Street at Avenue N-8 approximately 2 miles northwest of the subject territory. It is estimated that the subject territory will discharge an average flow of 0.0406 mgd (0.22 cfs peak flow) into a sewer with available capacity of 18.00 cfs (peak flow).

Based on the information provided by the property owner, the District's sewerage facilities have or, in accordance with current policy, will have adequate capacity to collect, treat and dispose of the wastewater anticipated to be generated on the subject property. Actual sewer hook-up will not be allowed until payment of the connection fee and shall be subject to all circumstances then existent including the availability of capacity.

CEQA: The City of Palmdale, as lead agency, approved a negative declaration and has determined that the project will have no significant impact on the environment.

Correspondence: Staff has not received any correspondence in opposition to or in support of this annexation.

### Conclusion

There are a total of 12 registered voters within the affected territory. Staff has received \_\_\_ written protests to date, which constitutes approximately \_\_\_ percent of the total registered voters and landowners.

Pursuant to Government Code Section 57075, Commission may: (a) terminate proceedings if written protests have been filed and not withdrawn by 50 percent or more of the registered voters within the affected territory; (b) order the territory annexed subject to confirmation by either (1) registered voters residing within the affected territory if written protests have been filed and not withdrawn by at least 25 percent, but less than 50 percent, of the registered voters residing in the affected territory; or (2) at least 25 percent of the number of owners of land who also own at least 25 percent of the assessed value of land within the affected territory; or (c) order the territory annexed if written protests have been filed and not withdrawn by less than 25 percent of the registered voters.

### Recommended Action

1. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of protests filed and not withdrawn and report back to the Commission with the results.
2. Order the territory annexed subject to the confirmation by the voters on the question if written protests have been filed and not withdrawn by at least 25 percent, but less than 50 percent of the registered voters residing in the affected territory.
3. Based upon the results of the protest hearing, either terminate the annexation proceedings if a majority protest exists or adopt a resolution ordering Annexation No. 277 to Los Angeles County Sanitation District No. 14, subject to the following term and condition:

The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the County Sanitation District may legally impose.

**RESOLUTION NO. 2003-P**

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR  
LOS ANGELES COUNTY ORDERING ANNEXATION NO. 277 TO COUNTY  
SANITATION DISTRICT NO. 14 IN LOS ANGELES COUNTY**

WHEREAS, the County Sanitation District No. 14 in Los Angeles County 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 in the City of Palmdale; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal service in connection with the development of 156 single-family homes; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 277 to County Sanitation District No. 14;" and

WHEREAS, on September 10, 2003, the Commission approved Annexation No. 277 subject to certain terms and conditions; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set October 22, 2003 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 written 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 registered voters residing within the boundary of the territory is 12.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 277 and not withdrawn is -0-, which, even if valid, represents less than 50 percent of the number of registered voters residing within the territory.

3. The Commission hereby orders that the territory described in Exhibit "A" hereto, which description is incorporated herein by this reference, be annexed into County Sanitation District No. 14, subject to the following term and condition:
  - a. The property so annexed shall be subjected to the payment of such service charges, assessments or taxes as the County Sanitation District may legally impose.
4. The regular County of Los Angeles assessment roll will be utilized by the district.
5. The property owners will not be taxed for existing bonded indebtedness of any other agency.
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.*

## STAFF REPORT

### Municipal Service Review Progress

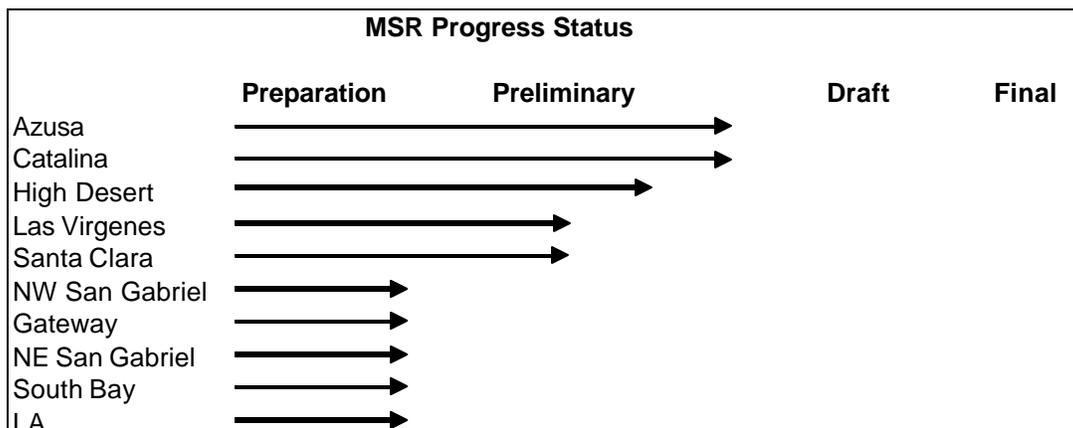
As of October 16, 2003

#### AGENDA ITEM NO. 4E

The “backbone” municipal service review (MSR) reports are being prepared for nine separate MSR geographic areas as well as Azusa. The steps involved in the MSR preparation and approval include:

- 1) Preparation
  - a. Questionnaire development, response, and data entry
  - b. Mapping verification
- 2) Preliminary MSR
  - a. Demographic projections
  - b. Follow-up questions and/or interviews
  - c. Analysis
  - d. Draft preliminary report
- 3) Draft MSR
  - a. Agencies review preliminary report (30-day period)
  - b. LAFCO-Agencies meeting
  - c. Report revisions
- 4) Final MSR and Public Hearing
  - a. Commissioners and the public review draft report (21-day period)
  - b. Report revisions
  - c. Commissioners reach nine MSR determinations
  - d. Commissioners update spheres of influence

The backbone MSRs are being prepared in the same order as indicated in the accompanying figure. As the figure indicates, the Azusa and Catalina preliminary MSRs are currently in the analytical phase, with preliminary reports expected to be ready for agency review in November. The High Desert preliminary MSR is currently in the follow-up question phase, with a preliminary report expected to be ready for



agency review in January.

The agencies in the first three MSR areas have responded to the LAFCO questionnaires.

The agency maps for the first five backbone MSRs—Azusa, Catalina, High Desert, Las Virgenes and Santa Clara—have been verified through comparison with the legal description, the Registrar of Voters, the County Assessor, the County Public Works Agency, and the agencies’ mapping data. The County Urban Research Division is currently preparing the demographic projections data for the agencies in the first five MSR areas including both backbone service providers and secondary service providers such as health care districts.

LAFCO has prepared a Request for Proposal for a consulting firm with water expertise to conduct municipal service reviews focused on water wholesalers and retailers. LAFCO has identified potential consultants and sent letters of request to interested parties. LAFCO currently estimates formal RFPs will go out October 21.

### ***Police, Fire and Water Services Questionnaire***

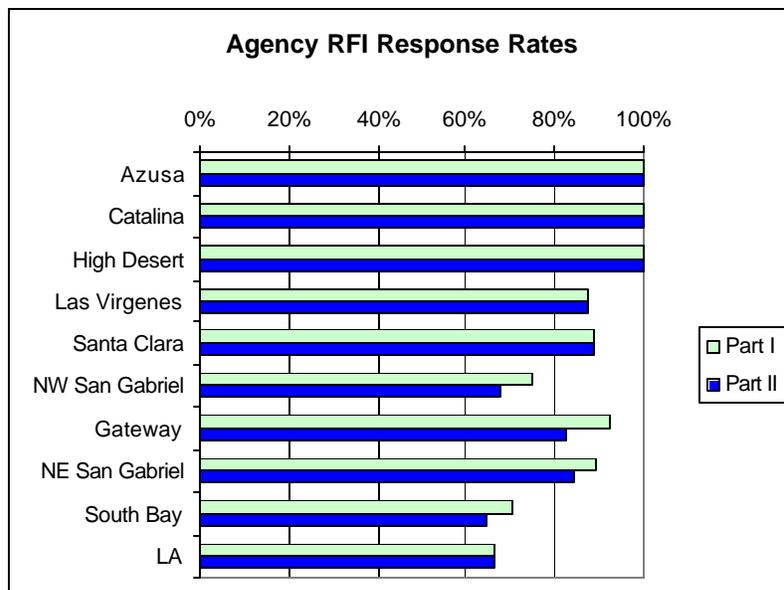
LAFCO recently prepared and mailed out a total of 88 police and fire service questionnaires (RFI Part III) to the 88 cities. The agencies’ responses are due October 24. As of October 16, four cities have responded to the police and fire questionnaires.

The water services questionnaire was sent to the 41 cities and the 37 special districts that are clearly providing water service. In addition, the survey was sent to the remainder of the cities so that LAFCO would receive clear responses as to who the water providers are in those cities. The agencies’ responses are due October 24. As of October 16, seven cities and three special districts have responded to the water service questionnaire.

### ***Questionnaire Response Overview***

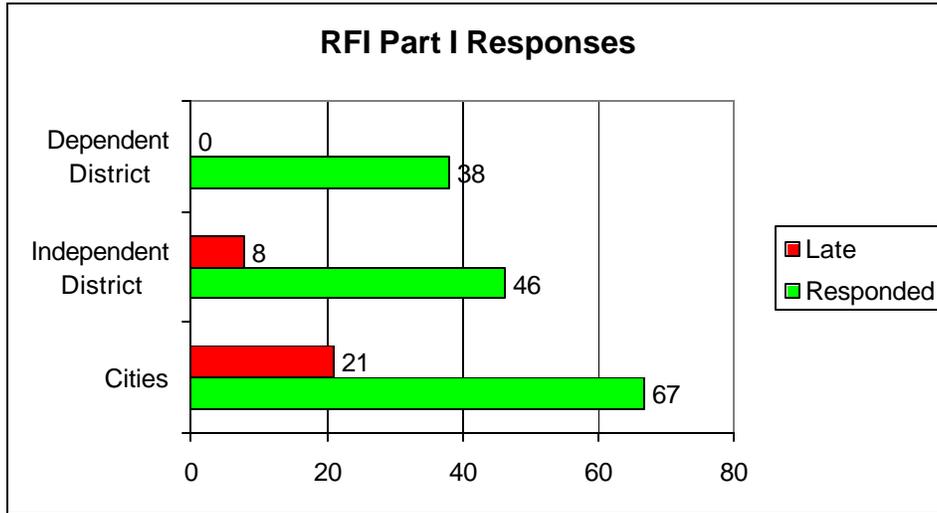
The agencies’ questionnaire responses for the backbone MSR areas being processed first are complete, and for the upcoming Las Virgenes and Santa Clara MSR areas are nearly complete. Once the questionnaires are received, LAFCO staff conducts data review, data entry and boundary verification.

Agency responsiveness to the questionnaires is covered in greater detail on the following pages.



**Basic Agency Questionnaire**

LAFCO prepared and mailed a total of 180 basic agency questionnaires (RFI Part I) accompanied by maps for agency review. These mailings were sent to 88 cities, 54 independent special districts, and 38 dependent special districts. The agencies were given four weeks to respond. As of October 16, 2003, 151 of the agencies have responded and 29 are late in responding. The responses to Part I are indicated by agency type in the following table:



LAFCO has checked all 151 responses received as to whether the agencies attached the requested documents (e.g. budgets). The non-respondents are over two months late in submitting a response. The non-respondents have all been contacted by telephone and encouraged in writing to submit a response. This task will be completed once all agencies have responded.

**RFI PART I: RESPONSES OUTSTANDING**

***CITIES (21)***

Beverly Hills	Montebello
Burbank	Redondo Beach
Culver City	Rosemead
El Monte	San Marino
Gardena	South El Monte
Hawaiian Gardens	South Gate
Hawthorne	Temple
Hidden Hills	Torrance
Inglewood	Walnut
La Canada Flintridge	West Hollywood
Long Beach	

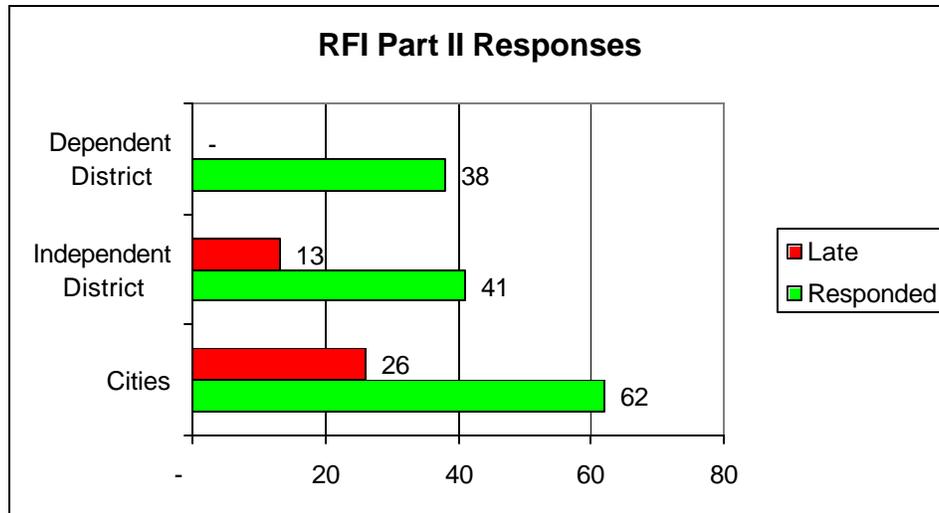
***INDEPENDENT DISTRICTS (8)***

Artesia Cemetery District	Miraleste Recreation & Park District
Golden Valley Municipal Water District	Valley County Water District
Little Lake Cemetery District	Westfield Recreation & Park District
Los Angeles County West Vector Control District	Wilmington Cemetery District

***DEPENDENT DISTRICTS (0)***

**General Services Questionnaire**

LAFCO prepared and mailed general service questionnaires (RFI Part II) to the 180 agencies. The agencies were given six weeks to respond; responses were due in August 2003. As of October 16, 2003, 141 agencies had responded and 39 agencies have yet to respond.



LAFCO has checked the responses received as to whether the agencies provided complete answers. Most agencies have provided complete responses to this questionnaire. The non-respondents are two months late in submitting a response. The non-respondents have all been encouraged in writing to submit a response. This task will be completed once all agencies have responded.

**RFI PART II: RESPONSES OUTSTANDING**

***CITIES (26)***

Avalon	Montebello
Beverly Hills	Redondo Beach
Bradbury	Rosemead
Burbank	San Dimas
Culver City	San Marino
El Monte	Santa Fe Springs
Gardena	South El Monte
Hawaiian Gardens	South Gate
Hawthorne	Temple
Hidden Hills	Torrance
Inglewood	Walnut
La Canada Flintridge	West Hollywood
Long Beach	Whittier

***INDEPENDENT DISTRICTS (13)***

Artesia Cemetery District	San Gabriel Valley Mosquito Abatement District
Central Basin Municipal Water District	Upper San Gabriel Valley Municipal Water District
Golden Valley Municipal Water District	Valley County Water District
La Habra Heights County Water District	West Basin Municipal Water District
Little Lake Cemetery District	Westfield Recreation & Park District
Los Angeles County West Vector Control District	Wilmington Cemetery District
Miraleste Recreation & Park District	

***DEPENDENT DISTRICTS (0)***

**RECEIPT OF NET OPERATING COST**  
**AGENDA ITEM 4 f.**

**Funding Report**

As of October 15, 2003 the following annual allocation payments are due from local agencies to LAFCO for FY 03/04:

	L.A. County	L.A. City	87 Cities	Independent Districts
Budget	\$347,340.13	\$138,937.86	\$208,402.27	\$208,402.27
Paid To Date	\$347,340.13	\$138,937.86	164,441.78	\$177,332.08
Unpaid Bal.	0.00	0.00	\$ 43,960.49	\$ 31,070.19

**Unpaid**

Cities

Agoura Hills	\$ 703.92
Calabasas	906.05
El Segundo	1963.33
Long Beach	35095.91
Pico Rivera	1199.50
Rancho Palos Verdes	637.57
Redondo Beach	2471.72
Rolling Hills	61.28
San Gabriel	619.17
Sierra Madre	<u>302.04</u>

Total Due from Cities \$43,960.49

Districts

Walnut Valley	(Calif. Water District)	\$10,063.51
Orchard Dale	(County Water District)	912.66
Foothill	(Municipal Water District)	2,722.74
Golden Valley	(Municipal Water District)	109.89
Las Virgenes	(Municipal Water District)	16304.96
Artesia	(Cemetery District)	87.12
Little Lake	(Cemetery District)	61.28
Antelope Valley	(Hospital District)	33.60
Altadena	(Library District)	604.91
Antelope Valley	(Mosquito and Vector Control District)	161.78
Westfield	(Rec. & Park District)	<u>5.44</u>

Total Due from Districts \$31,070.19

Total Due All Agencies \$75,030.68

Government Code Section 56381 (c): "...the commission may determine an appropriate method of collecting the required payment, including the request to the auditor to collect an equivalent amount from the property tax, or any fee or eligible revenue owed to the county, city or district."