

**LOCAL AGENCY FORMATION COMMISSION
REGULAR MEETING AGENDA**

Wednesday, May 11, 2005
9:00 a.m.

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

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.

1. **CALL MEETING TO ORDER.**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN PELLISSIER.**
3. **PUBLIC HEARING**
 - a. Termination of Application, City of Compton, Detachment No. 98-01.
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 2005-20.
- b. Los Angeles County Waterworks District No. 40, Annexation 2005-22.

5. **OTHER ITEMS**

- a. Receive and file Municipal Service Reviews and Spheres of Influence Update.
- b. Receive and file Legislative Update.
- c. Approve minutes of the meeting held April 27, 2005.
- d. Approve April 2005 Operating Account Check Register.
- e. Receive and file update on pending applications.

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**

May 25, 2005
June 8, 2005

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 11, 2005

Agenda Item No. 3a

City of Compton - Detachment No. 98-01

Agenda item No. 3a is a request by staff to terminate proceedings for City of Compton Detachment No. 98-01.

Background:

On September 15, 1998, LAFCO received an application requesting the detachment of properties from the City of Compton in order to become unincorporated County territory, receiving municipal services from the County of Los Angeles. The properties are located on South Harris Avenue, north of Greenleaf Blvd. and south of Caldwell Avenue in the eastern area of Compton. The applicant of record is the City of Compton, the proposal being initiated by City of Compton by their Resolution No. 19,129, adopted by City Council on July 14, 1998.

In its resolution of application and a letter dated September 14, 1998, the City of Compton requested a waiver of all fees and charges. LAFCO denied the waiver. It was then brought to light in a letter from the City to one of the interested constituents that the city waived all of their fees to them, but would not pay the fees of other agencies such as LAFCO or the Board of Equalization. LAFCO then received a letter dated February 19, 1999 from two of the three interested property owners requesting the waiver of fees.

On February 25, 1999, the Commission approved a waiver of the fees and, in turn, on March 1, 1999, the city was notified of the waiver. However, as part of that notification, staff included a list of deficiencies in the map and legal description that needed remedy.

LAFCO allowed Compton approximately eight months to provide updated maps and legal description. During that time staff found it difficult to ascertain the status of when the final submittal would be made. After many conversations with the Compton Planning Department, without success, staff advised the city that their application would have to be terminated. On February 1, 2001 Compton submitted a final map and legal description and requested that the application be reactivated. Staff responded on February 13, 2001 and advised that the process could be continued. LAFCO's letter also advised a series of actions that each agency would have to take to finalize the entire process.

From February 13, 2001 until July 23, 2003 there was constant activity and submittal of various updated material to arrive at finalizing and sending out a "draft" of a Tax Transfer Resolution (TTR) by the Chief Administrative Office, Office of Unincorporated Area Services and Special Projects for signature by all affected agencies. The TTR was sent out in September 24, 2003 to

Staff Report – May 11, 2005

all affected agencies.

With the exception of the City of Compton, all agencies have signed the TTR. Since that time the Chief Administrative Office, Office of Unincorporated Area Services and Special Projects has "...made several attempts to obtain a status from the City Council and City Manager" ... "without success". LAFCO staff left a telephone message with the City Manager who also has not responded as of the time of this writing. A Certificate of Filing cannot be issued by the Executive Officer until a TTR has been adopted by all of the affected agencies, and therefore, the City's application is incomplete.

Of note: Of the three properties that make up the territorial area of this application, one is opposed to the proposed detachment. It appears that interest in this detachment, submitted by the City of Compton, has waned.

Recommendation:

Staff recommends that the Commission terminate the City of Compton's application for City of Compton, Detachment No. 98-01 due to the applicant's failure to complete the filing requirements.

Staff Report

May 11, 2005

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 proposal filed with LAFCO:

- a) Los Angeles County Waterworks District No. 40, Annexation 2005-20

Project Description

On April 29, 2005 Global Investment & Development, LLC filed an application for annexation of a 15 acre parcel into Los Angeles County Waterworks District No. 40. The landowner proposes to develop the territory into single-family dwellings. APN Nos. 3153-005-026 and 3153-006-032.

Project Location

The project site is located on 40th Street West north of Avenue J, in the City of Lancaster.

- b) Los Angeles County Waterworks District No. 40, Annexation 2005-22

Project Description

On May 2, 2005 AV Land LLC filed an application for annexation of a 15 acre parcel into Los Angeles County Waterworks District No. 40. The landowner proposes to develop the territory into single-family dwellings. APN Nos. 3150-030-006, -013 and -016.

Project Location

The project site is located at the northeast corner of Avenue J-4 and 26th Street East, in

the City of Lancaster.

Staff Report

May 11, 2005

Agenda Item No. 5

**Sphere Of Influence (SOI) / Municipal Service Review (MSR)
Remaining Projected Completion Dates**

Regional Area or Districts (Total Cities / Water Districts)	MSR Draft *Notes Completion	Projected Workshop Meeting	SOI Completion	Commission Hearing	Comments
Santa Clara Water Districts (3)	Aug. 19, 2005	Sep. 16, 2005	Sep. 30, 2005	Oct. 12, 2005	Stetson report due 7/15/05.
Sanitation Districts (25)	Complete	Complete	SOI & Reso Draft Complete	Set for May 25, 2005	Workshop Complete
San Gabriel – East					
Cities (13)	Draft Complete	Jun. 17,2005	Jul. 1, 2005	Aug. 10,2005	
Water Districts (5)	Draft Complete	Jun. 17,2005	Jul. 1, 2005	Aug. 10,2005	
South Bay					
Cities (14)	Jun. 3, 2005	July 12, 2005	Aug. 17,2005	Sep. 14, 2005	
Water Districts (1)	Complete	Aug. 10,2005	Aug. 17,2005	Sep. 14, 2005	
Gateway					
Cities (26)	Sep. 2, 2005	Oct. 7, 2005	Oct. 21, 2005	Nov. 10, 2005	
Water Districts (6)	Jun. 15, 2005	Oct. 7, 2005	Oct. 21, 2005	Nov. 10, 2005	
Los Angeles Area					
Cities (8)	Dec. 9, 2005	Jan. 19, 2006	Feb. 3, 2006	Feb. 22, 2006	
Water Districts (2)	Mid Aug./Early Sep.	Jan. 19, 2006	Jan. 19, 2006	Feb. 22, 2006	

103 Total

61 Cities

25 San Districts

17 Water Districts

1 Consolidated Fire

**Sphere Of Influence (SOI) / Municipal Service Review (MSR)
Remaining Projected Completion Dates**

Regional Area or Districts (Total Cities / Water Districts)	MSR Draft	Workshop Meeting	SOI	Commission Hearing	Comments
Catalina Cities (1)	Complete	Complete	Complete	Feb. 27, 2004	No Special Districts
Misc. Gov't. Services Non-Water Districts Only (29)	Complete	Complete	Complete	Jun. 23, 2004	
Las Virgenes Cities (5) Water Districts (2)	Complete	Complete	Complete	Aug. 25, 2004	
High Desert Cities (2) Water Districts (8)	Complete	Complete	Complete	Aug. 25, 2004	
Santa Clara Cities (1) Water Districts (2)	Complete	Complete	Complete	Jan. 19, 2005	Santa Clarita City & 2 Districts only - 3 Districts are still under evaluation.
San Gabriel-West Cities (18) Water Districts (8)	Complete	Complete	Complete	Dec. 8, 2004	

77 Total Sphere's Of Influence Completed to date

27 Cities

29 Misc. Districts

20 Water Districts