

**LOCAL AGENCY FORMATION COMMISSION
REGULAR MEETING AGENDA**

Wednesday, November 9, 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. Los Angeles County Waterworks District No. 40, Annexation No. 2004-09. (KB Homes Greater Los Angeles Inc.)
 - b. Los Angeles County Waterworks District No. 40, Annexation No. 2005-08. (Anaverde LLC).

4. **OTHER ITEMS**

- a. Appointment, Compensation and Benefits of LAFCO Staff.
- b. Approve 2006 Schedule of Meetings.
- c. Approve minutes of the meeting held October 26, 2005.
- d. Approve October 2005 Operating Account Check Register.
- e. Receive and file Municipal Service Reviews and Spheres of Influence Update.
- f. Receive and file update on pending applications.

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**

December 14, 2005
January 11, 2006

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

November 9, 2005

Agenda Item No. 3a

Los Angeles County Waterworks District Annexation No. 2004-09

The proposal before you is a request to annex 9.5 acres of inhabited territory into the boundaries of the Los Angeles County Waterworks District No. 40. The proposal was initiated by KB Home Greater Los Angeles Inc.

Proposal Area: The project site is currently under development. It is entitled for 44 single family residences. The area to the north, south, east and west is zoned R-7000 for single family homes.

Location: The parcel is located at the southwest corner of 30th Street East and Avenue K, in the City of Lancaster.

Factors to be Considered pursuant to Government Code Section 56668:

1. *Population:* As homes are currently being sold the Developer estimates the population to be 132, based on 4 individuals per single family dwelling.
2. *Landowner:* KB Home of Greater Los Angeles Inc., and numerous individual owners.
3. *Topography, Natural Boundaries and Drainage Basins:* The parcel serves as an infill site.
4. *Zoning, Present and Future Land Use:* The site is zoned in the R-7000 Zone for detached single family residences.
5. *Surrounding Land Use:* The area to the north, south east and west is also zoned R-7000 - single family homes.

6. *Assessed Value:* The total assessed land value is \$1,320,000.
7. *Governmental Services and Control, Availability and Adequacy:* The Developer has installed a new main line. The District has initiated water services to the newly purchased homes, in compliance with the out-of-agency water services agreement approved by LAFCo on January 12, 2005. Activation of the new water services has not presented a financial hardship to the existing community; nor will it result in any change to the existing level of service to the surrounding communities.
8. *Effects on agricultural or open-space lands:* There are no agricultural or open-space lands within the area subject to annexation proceedings.
9. *Boundaries and Lines of Assessment:* The project site conforms to recorded lines of assessment.
10. *Sphere of Influence:* The subject territory is currently within the sphere of influence of Los Angeles County Waterworks District No. 40.
11. *Tax Resolution:* All affected agencies have adopted the appropriate tax transfer resolution.
12. *Correspondence:* No correspondence has been received.

Public Facilities and Services: Public Facilities and Services are provided by Los Angeles County Sanitation Districts, Verizon California, Southern California Edison, The Gas Company and Adelphia.

CEQA: The City of Lancaster, as lead agency, approved a Negative Declaration on June 16, 2003.

Conclusion: Annexation will allow the District to provide for continuity of potable water and public fire protection services to residents of the development. There is no other cost effective alternative.

Recommended Action:

1. Open the public hearing and receive testimony on the proposed annexation.
2. There being no further testimony, close the public hearing.
3. Adopt the Resolution Making Determinations Approving Annexation No. 2004-09.

RESOLUTION NO.

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 2004-09" TO THE
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40**

WHEREAS, an application for the proposed annexation of certain territory in the County of Los Angeles 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 9.5 ± acres of inhabited territory in the City of Lancaster and is assigned the following distinctive short form designation:

"Annexation No. 2004-09 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 for continuity of water services to approved Tract No. 54365 entitled for 44 single family dwelling units; and

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

WHEREAS, on November 9, 2005, after being duly and properly noticed, this proposal came 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 the a responsible agency with respect to Annexation 2004-09 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 Declaration adopted by the City of Lancaster, as lead agency, and has determined that the document adequately addresses the environment 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 document, previously adopted by the City of Lancaster, in connection with its approval of the proposed project.
2. A description of the boundaries and map of the proposal, as approved by this Commission, is set forth in Exhibits A and B, attached hereto and by this reference incorporated herein.

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, the Commission hereby finds and determines that:
 - a. The territory to be annexed is inhabited;
 - b. All owners of land within the affected territory have given their written consent to the change of organization; and
 - c. Protest proceedings are set for December 14, 2005.
5. The Commission hereby orders the inhabited 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.

PASSED AND ADOPTED this 9th day of November 2005.

Ayes:

Noes:

Absent:

Abstain:

LARRY J. CALEMINE, Executive Officer

Staff Report

November 9, 2005

Agenda Item No. 3b

Los Angeles County Waterworks District No. 40 Annexation No. 2005-08

The proposal before you is a request to annex 371 acres of inhabited territory into the boundaries of the Los Angeles County Waterworks District No. 40. The proposal was initiated by Los Angeles County Waterworks District No. 40, at the request of the Developer, Anaverde LLC.

Proposal Area: The proposal area consist of the City Ranch Specific Plan area, a master planned residential community in the city of Palmdale. Development is presently underway and will include 1,419 single-family residential units.

Location: The project site is generally south of Elizabeth Lake Road and west of 20th Street West,

Factors to be Considered pursuant to Government Code Section 56668:

1. *Population:* When the project is completely built out with 1,419 residential units the population is estimated to be 4,867 (based on 3.43 persons per household).
2. *Landowner:* There are numerous owners of record.
3. *Topography, Natural Boundaries and Drainage Basins:* The area is comprised almost entirely of the Anaverde Valley, with a portion of the Sierra Pelona foothills to the south. The Anaverde Valley consists of a relatively flat alluvial fan with intervening drainage courses of Anaverde Creek. The south and southeast portions consist of the northern flank of the Sierra Pelona and is characterized as an area of steep slopes with deeply incised drainage courses.
4. *Zoning, Present and Future Land Use:* The present land use designation is City of Palmdale General Plan designation "City Ranch Specific Plan."
5. *Surrounding Land Use:* The area to the north and east is residential housing. The area to the south and west is vacant residential/commercial.

6. *Governmental Services and Control, Availability and Adequacy:* A water supply and distribution system has been constructed by the developer. All requirements for public facilities and services (i.e., school, parks, fire and police services, etc.) associated with the project have been approved by the City of Palmdale (including, but not limited to sewer, water, storm drain, street lighting, and landscaping).
7. *Effects on agricultural or open-space lands:* The development is in compliance with open space requirements. Thirteen (13) lots are designated as open space and one 15.7 acre lot is designated as natural open space. The project will have no impact on agricultural lands.
8. *Boundaries and Lines of Assessment:* The project site conforms to recorded lines of assessment.
9. *Sphere of Influence:* The subject territory is within the adopted sphere of influence of the District No. 40.
10. *Tax Resolution:* All affected agencies have adopted the appropriate tax transfer resolution.
11. *Correspondence:* No correspondence has been received.

Public Facilities and Services: The project site is in the jurisdiction of Los Angeles County Fire Department, County Sanitation District No. 20, L.A. County Sheriff, City of Palmdale Parks and Recreation, L.A. County Library, and Palmdale and Antelope Valley School Districts.

CEQA: The City of Palmdale, as lead agency, adopted an Environmental Impact Report on March 18, 1992.

Conclusion: Annexation will allow the District to provide continuity of services in the most economical and expeditious manner to the developed community. There is no other cost effective alternative.

Recommended Action:

1. Open the public hearing and receive testimony on the proposed annexation.
2. There being no further testimony, close the public hearing.
3. Adopt the Resolution Making Determinations Approving Annexation No. 2005-08 to Los Angeles County Waterworks District No. 40.

RESOLUTION NO.

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 2005-08" TO THE
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40**

WHEREAS, an application for the proposed annexation of certain territory in the County of Los Angeles 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 371 ± acres of inhabited territory in the City of Palmdale and is assigned the following distinctive short form designation:

"Annexation No. 2005-08 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 uninterrupted water service to approved Tract Nos. 53840, 54438 54116 54117 and 53888 collectively known as Phase I of the Anaverde Development in the City of Palmdale; and

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

WHEREAS, on November 9, 2005, after being duly and properly noticed, this proposal came 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 the a responsible agency with respect to Annexation No. 2005-08 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 project and the Environmental Impact Report adopted on March 18, 1992 by the City of Palmdale, as lead agency, and has determined that the document adequately addresses the environment impacts of the 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 document, previously adopted by the City of Palmdale, in connection with its approval of the project.
2. A description of the boundaries and map of the proposal, as approved by this Commission, is set forth in Exhibits A and B, attached hereto and by this reference incorporated herein.

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. Any taxes, fees, charges, or assessments for the District will be collected by the County of Los Angeles Treasurer and Tax Collector in the same manner as ad valorem property taxes.
 - d. 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, the Commission hereby finds and determines that:
 - a. The territory to be annexed is inhabited;
 - b. All owners of land within the affected territory have given their written consent to the change of organization; and
 - c. Protest proceedings are set for December 14, 2005.
5. The Commission hereby orders the inhabited 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.

PASSED AND ADOPTED this 9th day of November 2005.

Ayes:

Noes:

Absent:

Abstain:

LARRY J. CALEMINE, Executive Officer

Staff Report

November 9, 2005

Agenda Item No. 4a

Appointment, Compensation and Benefits of LAFCO Staff

Background:

All employment contracts with LAFCO employees are contracts executed by the LAFCO Commission as the appointing authority. The LAFCO commission should maintain the authority to appoint its executive management as the appointments of these positions generally require a recruitment program. The authority to appoint the balance of the LAFCO staff positions should be granted to the executive officer based upon the following:

1. Consistency with the management practices of the County of Los Angeles and other public entities.
2. Facilitate in the filling of vacant staff positions in an expeditious manner. Qualified applicants seldom are willing to wait the 30 to 45 days required to obtain commission approval of an employment contract.
3. Enables the executive officer to respond quickly to developing and changing organizational needs, staffing requirements, and budgetary constraints.

Recommendation:

Staff recommends your commission take the following action regarding the appointment, compensation and benefits of LAFCO staff:

1. The Commission shall appoint the Executive Officer, Deputy Executive Officer, and Executive Assistant.
2. All other employees of the Commission shall be appointed by the executive Officer, in accordance with the allocation of positions established by the Commission.
3. Effective December 1, 2005, and except for the employment agreements for the Executive Officer, Deputy Executive Officer, and Executive Assistant, all LAFCO employment agreements are terminated, and the Executive Officer is authorized, as of the same date, to execute an employment agreement with each employee appointed by the Executive Officer, in a form substantially similar to the existing employment agreements.
4. Compensation for employees appointed by the Executive Officer shall be established by the Executive Officer within ranges approved by the Commission for such positions. Benefits for all Commission Employees shall be established by the Commission.

Staff Report

November 9, 2006

Agenda Item No. 4b

Approval of 2006 Meeting Schedule

Section 5 of the Rules of the Commission provides for meetings to be held on the second and fourth Wednesday of each month. Typically, in the month of November the Commission meets only once on the second Wednesday. However, next year the Board of Supervisors has scheduled a meeting for the second Wednesday in November. As a result, there will not be a facility available in which to conduct the LAFCO meeting.

Therefore, it is staff's recommendation that your commission schedule a special meeting to be held on the third Wednesday in November 2006.