

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

Wednesday, June 27 2007
9:00 a.m.

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 GLADBACH.**
3. **CONSENT ITEMS**
 - a. Los Angeles County Waterworks District No. 40 - Annexation No. 2006-17.
 - b. Los Angeles County Sanitation District No. 21 – Annexation No. 701.
4. **OTHER ITEMS**
 - a. Appointment of newly elected Special District Alternate – Robert Apodaca.
 - b. Approval of consultant selection for Special MSR/SOI Water Study
 - c. Approve minutes of the meeting held June 13, 2007.
 - d. Municipal Service Review and Sphere of Influence Update.
 - e. 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**

July 11, 2007

July 25, 2007

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

May 23, 2007

Agenda Item No. 3a

Los Angeles County Waterworks District No. 40 Annexation No. 2006-17

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 71.06± acres of vacant land.

Location: The site is generally located on the south east corner of Avenue K-8 and 30th Street East in the City of Lancaster.

Factors to be Considered Pursuant to Government Code Section 56668:

1. *Population:* The current population is 0.
2. *Landowner:* KB Homes.
3. *Topography, Natural Boundaries and Drainage Basins:* The terrain is flat with no drainage..
4. *Zoning, Present and Future Land Use:* The territory is zoned for residential use designated R-7000. At present the land use is vacant and future use will consist of developing 292 single-family homes.
5. *Surrounding Land Use:* The surrounding land use is single-family dwellings and to the south is zoned low density rural residential.
6. *Assessed Value:* The assessed value is \$2,397,000.
7. *Governmental Services and Control, Availability and Adequacy:*
If and when the land is developed as proposed, the City of Lancaster will provide services 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 landowner will build the water system to the District's specifications and interconnect with an existing water main. The system will eventually be dedicated to the District.

9. *Effects on agricultural or open space lands:* Agricultural or open space lands will not be affected by the annexation to the district.
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 for the foreseeable future.

CEQA: The City of Lancaster has adopted a General Plan Environmental Impact Report that includes the subject territory and the proposed development is consistent with the General Plan EIR.

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 pursuant to Government Code Section 56663(b). 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 as 292 single-family homes. Denial of the annexation would adversely impact the proposed development of the subject territory as annexation to the district provides the most cost effective means of obtaining water service.

Recommended Action:

Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2006-17 to Los Angeles County Waterworks District No. 40.

RESOLUTION NO. 2007-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
“ANNEXATION NO. 2006-17 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 71.06± acres of uninhabited territory in the City of Lancaster, and is assigned the following distinctive short form designation: "Annexation No. 2006-17 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 June 27, 2007 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) and (b), 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, acting in its role as a responsible agency with respect to Annexation 2006-17 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 General Plan Environmental Impact Report adopted by the City of Lancaster, as lead agency, and has determined that the document adequately addresses 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 Lancaster, in connection with its approval 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 27th day of June 2007.

Ayes:

Noes:

Absent:

Abstain:

Sandor L. Winger, Executive Officer

STAFF REPORT

June 27, 2007

Agenda Item No. 3c

Annexation No. 701 To County Sanitation District No. 21

The following is a request to annex 4.787 acres of uninhabited territory to Los Angeles County Sanitation District No. 21.

Proposal Area: The annexation consists of one existing duplex and four existing single-family homes, located within a residential community.

Location: The subject territory is located on Alamosa Drive approximately 160 feet west of Padua Avenue all within the City of Claremont.

Factors to be Considered Pursuant to Government Code Section 56668:

1. *Population:* Current population – 18
2. *Landowners:* Paul Palmerin; Lawrence Little; William & Carol Schlick; Veronica Castaneda; Benjamin & Shou Hwei Liu.
3. *Topography, Natural Boundaries and Drainage Basins:* The topography is slightly sloping.
4. *Zoning, Present and Future Land Use:* The current zoning is Residential-2 (0.1 to 2.0 dwelling units per acre) with a minimum lot size of 35,000 square feet. The present and proposed land use is residential.
5. *Surrounding Land Use:* The surrounding land use is residential.
6. *Assessed Value:* \$2,228,885.00
7. *Governmental Services and Control, Availability and Adequacy:* The subject territory is not currently serviced by the District. However, the area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Joint Outfall System 2010 Master Facilities Plan. The wastewater generated by the proposed project will be treated at the Joint Outfall System, which is comprised of 6 water reclamation plants and the Joint Water Pollution Control Plant. The District will have adequate capacity to collect, treat and dispose of the wastewater anticipated to be generated by the subject territory.
8. *Effects on agricultural or open-space lands:* The proposal will not have an effect on agricultural or open space lands.
9. *Boundaries and Lines of Assessment:* The boundary of the proposed annexation conforms to the recorded lines of assessment.

10. *Sphere of Influence*: The subject territory is within the sphere of influence of District No. 21.

11. *Tax Resolution*: All affected agencies have adopted a negotiated tax exchange resolution.

12. *Correspondence*: No correspondence has been received.

CEQA: The one existing duplex and four existing single-family homes are exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation containing existing structures developed to the density allowed by the current zoning.

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 pursuant to Government Code Section 56663(b). 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: Should the subject territory not be annexed into the district, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

Recommended Action:

Adopt Resolution Making Determinations Approving and Ordering Annexation No. 701 to County Sanitation District No. 21.

RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
Resolution No. 2007-RD

MAKING DETERMINATIONS APPROVING AND ORDERING
CERTAIN UNINHABITED TERRITORY
DESIGNATED AS ANNEXATION NO. 701 ANNEXED TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 21

WHEREAS, the County Sanitation District No. 21 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 located in the City of Claremont; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for one existing duplex and four existing single-family homes; 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 territory consists of 4.787 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 701 to County Sanitation District No. 21”; and

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

WHEREAS, on June 27, 2007 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) and (b), 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 from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
3. Annexation No. 701 to the County Sanitation District No. 21 is hereby approved subject to the following terms and conditions:
 - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
 - b. The regular County assessment roll is utilized by the District.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
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 County Sanitation District No. 21.
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 27th day of June 2007.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

Staff Report

Agenda Item No. 4b

June 27, 2007

Contract Award Comprehensive Feasibility Study Water/Wastewater Service Crescenta Valley Water District

This agenda item provides the background and recommendation regarding the award of a contract to GEI Consultants, Bookman-Edmonston Division for a comprehensive feasibility study of water and wastewater services provided by the Crescenta Valley Water District.

Background

On December 13, 2006, the LAFCO approved Dudek & Associates' MSR study of water providers within the Los Angeles Basin area, which included a preliminary analysis of the Crescenta Valley Water District's (CVWD) service boundaries. As a result, LAFCO could not proceed with updating the sphere of influence of the CVWD. The report recommended that a more comprehensive study be undertaken to address the District's service boundary issues. The Water MSR report indicated that there were overlapping service areas, primarily between the CVWD and the City of Glendale (City), but also with the La Canada Irrigation District (LCID). Representatives from the City also met with LAFCO staff at the time to address their concerns regarding the District.

LAFCO staff met with CVWD, the City, and the area wholesale water provider, Foothill Municipal Water District and requested they share in funding the cost of the study.

The agencies listed below, who are most affected by the issues discussed above, agreed to support a comprehensive water agency study, to be conducted by an independent consultant that would be selected by LAFCO. They are:

1. Crescenta Valley Water District
2. City of Glendale
3. La Canada Irrigation District
4. Foothill Municipal Water District

Source Selection Process

Based on the foregoing, LAFCO sent out a Request for Proposal (RFP) to the following consultants:

Bookman-Edmonston – GEI Consultants	Luhdorff & Scalmanini
Brown and Caldwell	Maddus Water Management
Cotton/Bridges	Malcolm Pimie, Inc.
Dudek and Associates	McGill Martin Self, Inc.
Donald Howard Consulting Engineers, Inc.	Project Design Consultants
Economic Planning System	PSOMAS
Environmental Science Associates	LSA Associates
Jerry Gilbert	Quad-Knof
Graichen Consulting	RFB Consulting.
HDR Engineering	Raines, Melton & Carella, Inc.
The Keith Companies	Reiter-Lowry
Keller & Wegley Consulting	Rosenow Spevack Group, Inc.
Kennedy Jenks Consulting	Stetson Engineers

The following four responses were received:

Consultant	Est. Comp. Time	Total Cost	Total Hours	Avg. Cost per/Hour
GEI Consultants	Dec-07	\$56,718	463	\$123
LSA Associates, Inc.	NP	\$59,000	578	\$102
Stetson Engineering	15 weeks	\$78,880	743	\$106
Reiter Lowry Consultants	Dec-07	\$100,000	543	\$184

* Reiter Lowry and Stetson Engineering were eliminated because of excessive price. Stetson also required the highest number of hours for project completion.

Proposal Commentary

1. **Price** – GEI was the low bidder by some \$2,282 to the second lowest bid.
2. **Type Contract** – Both GEI and LSA proposed a “not-to-exceed” contract.
3. **Terms and Conditions** – Both Consultants accepted all LAFCO contractual terms and conditions.
4. **Schedule** - LSA did not provide an estimated completion date.
5. **Qualification** – GEI had more technical knowledge to perform the task, while LSA had more knowledge of LAFCO procedures and Government Code requirements.

LAFCO staff met with both parties to further clarify various aspects of the RFP Work Statement. Based on a better understanding of what was required, GEI and LSA were requested to submit revised proposals. Both Consultants agreed to LAFCO’s timeframe for completion. GEI submitted a revised cost estimate of \$41,756 and LSA’s revised cost estimate was \$49,260.

The water agencies have agreed to pay for the majority of the study under a separate agreement negotiated between each other as follows: CVWD and the City to equally share \$30,000 of the study,

FMWD and LCID would equally share \$10,000 of the study, and LAFCO is to pick up the balance. LAFCO's share of the cost is \$1,756 of the entire \$41,756 proposal cost. Upon approval by the Commission, staff will invoice the agencies for the funding.

Recommendation

Upon conclusion of a thorough review of the proposals submitted, staff recommends that the Commission approve awarding the contract to GEI Consultants and authorize the Executive Officer to finalize negotiations of the Work Statement with GEI Consultants and execute the contract, in substantially similar form to the attached, subject to approval as to form by County Counsel.

STAFF REPORT

June 27, 2007

Agenda Item No. 4d MUNICIPAL SERVICE REVIEWS AND SPHERES OF INFLUENCE UPDATE

<u>Regional Area</u> Cities / Water Districts	MSR Draft Completion Status	Workshop Meeting Status	SOI Draft Completion Status	Commission Hearing Schedule Projection	Comments
<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