

**LOCAL AGENCY FORMATION COMMISSION
SPECIAL MEETING AGENDA**

Wednesday, July 25, 2007
9:00 a.m.

Room 374A
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. **PUBLIC HEARINGS**
 - a. Los Angeles County Sanitation District No. 22 – Annexation No. 376.
 - b. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 348.
4. **PROTEST HEARINGS**
 - a. Los Angeles County Sanitation District No. 14 – Annexation No. 306.
 - b. Los Angeles County Sanitation District No. 14 – Annexation No. 308.
5. **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. Los Angeles County Waterworks District No. 37 Annexation 2007-14.
 - b. Continuation of approval of the minutes of the meetings held in June 2007.
 - c. Approve minutes of July 11, 2007.
 - d. Receive and file Municipal Service Review and Sphere of Influence Update.
 - e. Receive and file update on pending applications.

6. **OTHER ITEMS**

- a. RFP – Special MSR/SOI Water Study.

7. **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.

8. **FUTURE MEETINGS**

August 8, 2007 – Possible Cancellation
August 22, 2007

9. **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.

10. **ADJOURNMENT MOTION**

STAFF REPORT

July 25, 2007

Agenda Item No. 3a

Annexation No. 376 To County Sanitation District No. 22

The following is a request to annex 3.452 acres of inhabited territory to Los Angeles County Sanitation District No. 22.

Proposal Area: The annexation consists of five existing single-family homes located within a residential community.

Location: The subject territory, Parcel 1, 2, and 3 are located approximately ½ mile, and Parcel 4 is located approximately 900 feet, southeasterly from the intersection of Covina Hills Road and Grand Avenue all within the City of Covina.

Factors to be Considered Pursuant to Government Code Section 56668:

1. *Population:* Current population – 17
2. *Landowners:* Michael & Laura Nevarez; Richard & Deborah Merry; Steven Nelson, Richard & Deborah Smith; Vincent & Melissa Lopez.
3. *Topography, Natural Boundaries and Drainage Basins:* The topography is flat.
4. *Zoning, Present and Future Land Use:* The current zoning is Residential with a minimum lot size of 10,000 square feet and Estate Zone with a minimum of ½ acre. The present and proposed land use is residential. The subject territory consists of five single-family homes.
5. *Surrounding Land Use:* The surrounding land use is residential.
6. *Assessed Value:* \$3,549,787.00
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 by 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. 22.
11. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
12. *Correspondence:* No correspondence has been received.

CEQA: The project is 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.

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:

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Adopt the Resolution Making Determinations Approving Annexation No. 376 to County Sanitation District No. 22.
4. Pursuant to Government Code Section 57002, set September 12, 2007 at 9:00 a.m., as the date for Commission protest proceedings.

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

MAKING DETERMINATIONS APPROVING
CERTAIN INHABITED TERRITORY
DESIGNATED AS ANNEXATION NO. 376 ANNEXED TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 22

WHEREAS, the County Sanitation District No. 22 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 Covina; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for five 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 3.452 acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 376 to County Sanitation District No. 22”; and

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

WHEREAS, on July 25, 2007, 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 finds that the proposed annexation is categorically exempt from the provisions of

the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15319(a).

2. Annexation No. 376 to the County Sanitation District No. 22 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.
3. The Commission hereby sets the protest hearing for September 12, 2007 at 9:00 a.m. and authorizes and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
4. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 25th day of July 2007.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

STAFF REPORT

July 25, 2007

Agenda Item No. 3b

Annexation No. 348 To The Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)

The following is a request to annex 8.638 acres of inhabited territory to the Santa Clarita Valley Sanitation District of Los Angeles County.

Proposal Area: The annexation consists of an existing 42-unit mobile home park located within an industrial commercial zoned area.

Location: The subject territory is located on Sierra Highway approximately 1,200 feet from its intersection with Linda Vista Street all within the City of Santa Clarita.

Factors to be Considered Pursuant to Government Code Section 56668:

1. *Population:* Current estimated population is 140 residents.
2. *Landowner:* K A K Mobile Home Park LLC.
3. *Topography, Natural Boundaries and Drainage Basins:* The topography is flat.
4. *Zoning, Present and Future Land Use:* The current zoning is IC, Industrial Commercial. The present and proposed land use is a mobile home park.
5. *Surrounding Land Use:* The surrounding land use is industrial and commercial.
6. *Assessed Value:* \$1,185,336.00
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 2015 Santa Clarita Joint Sewerage System Facilities Plan and EIR. The wastewater generated by the proposed project will be treated by the Santa Clarita Valley Joint Sewerage System, which is comprised of the Saugus and Valencia Water Reclamation Plants. 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 the SCVSD.
11. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
12. *Correspondence:* No correspondence has been received.

CEQA: The existing 42 unit mobile home park is 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.

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:

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Adopt the Resolution Making Determinations Approving Annexation No. 348 to the Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD).
4. Pursuant to Government Code Section 57002, set September 12, 2007 at 9:00 a.m., as the date for Commission protest proceedings.

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

MAKING DETERMINATIONS APPROVING
CERTAIN INHABITED TERRITORY
DESIGNATED AS ANNEXATION NO. 348 ANNEXED TO THE SANTA CLARITA VALLEY
SANITATION DISTRICT OF LOS ANGELES COUNTY (SCVSD)

WHEREAS, the SCVSD 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 Santa Clarita; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for an existing 42-unit mobile home park; 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 8.638 acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 348 to SCVSD”;
and

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

WHEREAS, on July 25, 2007, 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 finds that the proposed annexation is categorically exempt from the provisions

of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15319(a).

2. Annexation No. 348 to the SCVSD 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.
3. The Commission hereby sets the protest hearing for September 12, 2007 at 9:00 a.m. and authorizes and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
4. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 25th day of July 2007.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

Staff Report

July 25, 2007

Protest Hearing on Annexation No. 306 to Los Angeles County Sanitation District No. 14

Agenda Item No. 4a

On June 13, 2007 your Commission approved a request initiated by Los Angeles County District No. 14 to annex 20.368 acres of inhabited territory into the boundaries of District No. 14. The Protest Hearing before you today will satisfy the requirements of Government Code section 57000, *et seq.*

Background: At the request of the property owners, County Sanitation District No. 14 submitted an application to annex two tracts with 79 existing single-family homes. However, a portion of the tract consists of 8 existing single-family homes that will flow by gravity to County Sanitation District No. 20 and, therefore, that portion is being processed as a separate annexation (Annexation No. 77 to District No. 20).

The annexation proposal is summarized as follows:

Proposal Area: The annexation area consists of two residential tracts, located within a residential community. The territory has been developed with 71 single-family homes.

Population: The population is estimated at 207 residents.

Landowners: There are 106 landowners within the annexation territory.

Topography, Natural Boundaries and Drainage Basins: The topography is flat.

Zoning, Present and Future Land Use: The current zoning is R-1-7000, single-family residential with a minimum lot size of 7,000 square feet. The present and proposed land use is residential. The territory has been developed with 71 single-family homes.

Surrounding Land Use: The surrounding land use is residential and vacant residential.

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 Lancaster Water Reclamation Plant 2020 Facilities Plan. The wastewater generated by the proposed project will be treated at the Lancaster Water Reclamation Plant (LWRP). The District will have adequate capacity to collect, treat and dispose of the wastewater anticipated to be generated by the subject territory.

Effects on agricultural or open-space lands: The proposal will not have an effect on agricultural or open space lands.

Boundaries and Lines of Assessment: The boundary of the proposed annexation conforms to the recorded lines of assessment.

Sphere of Influence: The subject territory is within the sphere of influence of District No.14.

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

CEQA: Two separate negative declarations for each of the existing tracts have been adopted by the City of Palmdale and are adequate for consideration of this proposal.

Recommended Action

1. Open the protest hearing and receive written protests.
2. Close protest hearing.
3. 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.
4. Based upon the results of the protest hearing either adopt a resolution terminating the annexation proceedings if a majority protest exists, ordering Annexation No. 306 to Los Angeles County Sanitation District No. 14 directly or order the annexation subject to confirmation by the registered voters of the affected territory.

RESOLUTION NO. 2007-P

RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY ORDERING
LOS ANGELES COUNTY SANITATION DISTRICT NO. 14

ANNEXATION NO. 14-306

WHEREAS, the Los Angeles County Sanitation District No. 14 filed an 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 to the Los Angeles County Sanitation District No. 14; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 71 existing single-family homes; and

WHEREAS, a description of the boundaries and map of the proposal is set forth in Exhibits "A" and "B," attached hereto and by this reference incorporated herein; and

WHEREAS, the territory consists of 20.368 acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 306 to County Sanitation District No. 14"; and

WHEREAS, on June 13, 2007, the Commission approved Annexation No.14-306; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set July 25, 2007 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 protests filed and not withdrawn and either terminating these proceedings if a majority protest exists or ordering the annexation directly or subject to confirmation by the registered voters.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters within the boundary of the territory is 45 and the number of property owners is 106 and the total assessed value of land within the affected territory is \$33,379,480.00.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 14-306 and not withdrawn is ___, which, even if valid, represents less than 25 percent of the number of registered voters residing within the boundaries of the affected territory, and less than 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.
3. The Commission hereby orders the annexation of the territory described in Exhibit "A" hereto, to the Los Angeles County Sanitation District No. 14.
4. Pursuant to Government Code section 56886, the annexation shall be 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 Sanitation District No. 14 may legally impose.

- b. The regular County assessment roll shall be utilized by the Los Angeles County Sanitation District No. 14.
 - c. The subject territory will not be taxed for existing bonded indebtedness of the District.
5. 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 57000, *et seq.*

PASSED AND ADOPTED this 25th day of July 2007.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER, Executive Officer

Staff Report

July 25, 2007

Protest Hearing on Annexation No. 308 to Los Angeles County Sanitation District No. 14

Agenda Item No. 4b

On June 13, 2007 your Commission approved a request initiated by Los Angeles County District No. 14 to annex 14.977 acres of inhabited territory into the boundaries of District No. 14. The Protest Hearing before you today will satisfy the requirements of Government Code section 57000, *et seq.*

The annexation proposal is summarized as follows:

Proposal Area: The annexation consists of a residential tract currently being developed to include 63 proposed single-family homes, located within a residential community; 55 single-family homes have already been constructed.

Population: The population is estimated at 161 residents.

Landowners: There are 78 landowners within the annexation territory.

Topography, Natural Boundaries and Drainage Basins: The topography is flat with an average slope of 1%.

Zoning, Present and Future Land Use: The current zoning is R-7000; residential with a minimum lot size of 7,000 square feet. The present land use is residential and vacant residential. The territory is being developed to include 63 proposed single-family homes; 55 single-family homes have already been constructed.

Surrounding Land Use: The surrounding land use is residential to the north and west, vacant to the south, and a golf course to the east.

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 Lancaster Water Reclamation Plant 2020 Facilities Plan. The wastewater generated by the proposed project will be treated at the Lancaster Water Reclamation Plant (LWRP). The District will have adequate capacity to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

Effects on agricultural or open-space lands: The proposal will not have an effect on agricultural or open space lands.

Boundaries and Lines of Assessment: The boundary of the proposed annexation conforms to the recorded lines of assessment.

Sphere of Influence: The subject territory is within the sphere of influence of District No. 14.

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

CEQA: The negative declaration adopted by the City of Lancaster is adequate for consideration of this proposal.

Recommended Action

1. Open the protest hearing and receive written protests.
2. Close protest hearing.
3. 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.
4. Based upon the results of the protest hearing either adopt a resolution terminating the annexation proceedings if a majority protest exists, ordering Annexation No. 308 to Los Angeles County Sanitation District No. 14 directly or order the annexation subject to confirmation by the registered voters of the affected territory.

RESOLUTION NO. 2007-P

RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY ORDERING
LOS ANGELES COUNTY SANITATION DISTRICT NO. 14

ANNEXATION NO. 14-308

WHEREAS, the Los Angeles County Sanitation District No. 14 filed an 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 to the Los Angeles County Sanitation District No. 14; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 63 proposed single-family homes; and

WHEREAS, a description of the boundaries and map of the proposal is set forth in Exhibits "A" and "B," attached hereto and by this reference incorporated herein; and

WHEREAS, the territory consists of 14.977 acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 308 to County Sanitation District No. 14"; and

WHEREAS, on June 13, 2007, the Commission approved Annexation No.14-308; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set July 25, 2007 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 protests filed and not withdrawn and either terminating these proceedings if a majority protest exists or ordering the annexation directly or subject to confirmation by the registered voters.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters within the boundary of the territory is 13 and the number of property owners is 78 and the total assessed value of land within the affected territory is \$2,788,272.00.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 14-308 and not withdrawn is ___, which, even if valid, represents less than 25 percent of the number of registered voters residing within the boundaries of the affected territory, and less than 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.
3. The Commission hereby orders the annexation of the territory described in Exhibit "A" hereto, to the Los Angeles County Sanitation District No. 14.
4. Pursuant to Government Code section 56886, the annexation shall be 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 Sanitation District No. 14 may legally impose.
 - b. The regular County assessment roll shall be utilized by the Los Angeles County

Sanitation District No. 14.

- c. The subject territory will not be taxed for existing bonded indebtedness of the District.
5. 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 57000, *et seq.*

PASSED AND ADOPTED this 25th day of July 2007.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER, Executive Officer

Staff Report

July 25, 2007

Agenda Item No. 5a

Los Angeles County Waterworks District No. 37 Annexation No. 2007-14

The proposal before you is a request to annex uninhabited territory into the boundary of the Los Angeles County Waterworks District No. 37.

Proposal Area: The project site consists of 105.42± acres of vacant land.

Location: The site is generally located east of 31st Street West, north of Sache Street, west of Acton Canyon Road and south of Carrollos Street all within the unincorporated area of Los Angeles County generally known as Acton.

Factors to be Considered Pursuant to Government Code Section 56668:

1. *Population:* The current population is 38, however, there are only 10 registered voters within the affected territory, and therefore, the territory is considered uninhabited.
2. *Landowner:* Multiple landowners who have consented in writing to have Jeff and Linda Miller act as the owners' agents in the signing and processing of this annexation.
3. *Topography, Natural Boundaries and Drainage Basins:* The terrain is undulating with small drainage channels, open space with desert scrub brush and juniper plants.
4. *Zoning, Present and Future Land Use:* The territory is zoned for residential use designated as Non-urban-1. The likelihood of significant growth is small. Most of the area is developed with single-family homes on large lots per the Acton Area Community Standards District which does not allow for high density growth.
5. *Surrounding Land Use:* The surrounding land use is single-family residences.
6. *Assessed Value:* \$2.5 million.
7. *Governmental Services and Control, Availability and Adequacy:*
Currently, the County of Los Angeles provides services for the subject territory.
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. 37.
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: In accordance with the provisions of the California Environmental Quality Act (CEQA), an initial study and Mitigated Negative Declaration were prepared and circulated for review beginning June 7, 2007. The review period ended on June 27, 2007. Your Commission, acting as lead agency, must consider and adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program before it approves this proposal. Comments received, if any, will be provided to your Commission for its consideration along with the Mitigated Negative Declaration. No comments have been received to date.

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 is currently developed and no new development is planned. Denial of the annexation would prohibit the current residents' access to a safe and reliable source of water.

Recommended Action:

1. Consider the Mitigated Negative Declaration, together with any comments received during the public review process, find that the proposal will not have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment of the Commission, and adopt the Negative Declaration.
2. Adopt the Mitigation Monitoring and Reporting Program to ensure compliance with the project changes and conditions required to mitigate or avoid significant effects on the environment.
3. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 2007-14 to Los Angeles County Waterworks District No. 37.

RESOLUTION NO. 2007-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
“ANNEXATION NO. 2007-14 TO THE
LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 37”

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 105.42± acres of uninhabited territory in the unincorporated community of Acton, and is assigned the following distinctive short form designation: "Annexation No. 2007-14 to Los Angeles County Waterworks District No. 37;" 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 July 25, 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 lead agency with respect to Annexation 2007-14 to Los Angeles County Waterworks District No. 37, pursuant to State CEQA Guidelines Section 15074(b), has considered the Mitigated Negative Declaration, together with any comments received during the public review process, finds that the proposal will not, with the imposition of appropriate mitigation measures, have a significant effect on the environment, finds that the Mitigated Negative Declaration reflects the independent judgment of the Commission, and has adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program prepared for this proposal.
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. 37 may legally impose.
 - b. The regular County assessment roll is utilized by the Los Angeles County Waterworks District No. 37.

- c. The territory will not be taxed for existing bonded indebtedness of the Los Angeles County Waterworks District No. 37.

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. 37.

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 25th day of July 2007.

Ayes:

Noes:

Absent:

Abstain:

Sandor L. Winger, Executive Officer

Staff Report

Agenda Item No. 6a

July 25, 2007

Contract Award

**Comprehensive Feasibility Study Water/Wastewater Service
Crescenta Valley Water District**

This agenda item provides the background and recommendation for an award of a contract to GEI Consultants, Bookman-Edmonston Division (GEI) for a comprehensive study of water and wastewater services provided by the Crescenta Valley Water District. This matter was previously before your Commission at the June 27, 2007 LAFCO hearing.

Background

At the hearing on June 27, 2007, the Commission rejected the recommendation of the Executive Officer to award the contract to GEI based on the fact that the Statement of Work (SOW) contained in the Request for Proposal had been modified during discussion and negotiation with the two lowest bidders of the four consultants who had submitted proposals, which resulted in the cost proposals of those two proposers being lowered further. The Commission determined that it would be prudent to allow all prospective bidders the same opportunity to bid on the revised SOW, and therefore, instructed the Executive Officer to send out a revised SOW to all consultants for re-bid.

Source Selection Process

Based on the foregoing, LAFCO sent out a revised SOW to the following consultants on June 28, 2007. The deadline for the responses was July 13th.

Bookman-Edmonston – GEI Consultants Brown and Caldwell Cotton/Bridges Dudek and Associates Donald Howard Consulting Engineers, Inc. Economic Planning System Environmental Science Associates Jerry Gilbert Graichen Consulting HDR Engineering The Keith Companies Keller & Wegley Consulting Kennedy Jenks Consulting	Luhdorff & Scalmanini Maddus Water Management Malcolm Pimie, Inc. McGill Martin Self, Inc. Project Design Consultants PSOMAS LSA Associates Quad-Knof RFB Consulting. Raines, Melton & Carella, Inc. Reiter-Lowry Rosenow Spevack Group, Inc. Stetson Engineers
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It is noted that during the original discussion/negotiation process GEI submitted a revised cost estimate of \$41,756 and LSA submitted a revised cost estimate of \$49,260.

In response to the revised RFP only two responses were received:

Consultant	Est. Comp. Time	Total Cost	Total Hours	Avg. Cost per/Hour
GEI Consultants	Oct-07	\$41,756	359	\$116
Stetson Engineering	15 weeks	\$74,980	692	\$108

This time LSA did not submit proposal in response to the revised SOW.

* Stetson Engineering was eliminated because of excessive price. Stetson also required the highest number of hours for project completion.

Proposal Commentary

1. **Price** GEI's bid remained the same at \$41,756 and was considerably lower in comparison to Stetson Engineering at \$74,980.
2. **Type Contract** GEI proposed a not-to-exceed contract, whereas, Stetson's contract included other incidental costs.
3. **Terms and Conditions** Both Consultants accepted all other LAFCO contractual terms and conditions.
4. **Schedule** Both consultants provided an estimated completion time. However, Stetson required double the number of hours to complete the study than did GEI.
5. **Qualification** Although Stetson and GEI both have the technical knowledge to perform the task, GEI has extensive knowledge of the agencies involved and water issues within the proposal area.

As previously indicated, all affected agencies have agreed to pay for the majority of the study under a separate agreement negotiated between each other as follows: Crescenta Valley Water District and the City of Glendale to equally share \$30,000 of the study, Foothill Municipal Water District and La Cañada Irrigation District to 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 and authorize the Executive Officer to finalize the contract and SOW with GEI in substantially similar form to the attached, and subject to approval as to form by County Counsel, execute the contract.

Staff Report

July 25, 2007

Agenda Item No. 5b

Continuation of Approval for Minutes of the Meetings held in June 2007

Background

At the meeting held on July 11, 2007, the commission had questions regarding the recordation of attendance in the meeting minutes. Specifically, why the alternate commission members were not counted as absent within the Minute Orders, but are noted as absent on the cover pages.

Recommendation

After a complete review, staff recommends that there be no change in the current recordation of minutes. Staff will continue to note absence of voting commissioners within the Minute Orders. Alternate commission members will not be counted as absent within the Minute Orders to preserve the accuracy of the voting record, and noted as absent on the cover page for stipend accuracy. Staff further recommends that the revised minutes for the meetings held on June 13, 2007 and June 27, 2007 be approved.

STAFF REPORT

July 25, 2007

Agenda Item No. 5d 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