



Local Agency Formation Commission
for the County of Los Angeles

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Alternates
Lori Brogin
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Judith Mitchell

Staff
Paul A. Novak, AICP
Executive Officer

June D. Savala
Deputy
Executive Officer

Amber De La Torre
Doug Dorado
Michael Henderson
Alisha O'Brien
Patricia Wood

80 South Lake Avenue
Suite 870
Pasadena, CA 91101
Phone: 626-204-6500
Fax: 626-204-6507

www.lalafco.org

LOCAL AGENCY FORMATION COMMISSION MEETING AGENDA

Wednesday, November 13, 2013
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 (626) 204-6500 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.

The entire agenda package and any meeting related writings or documents provided to a majority of the Commissioners after distribution of the agenda package, unless exempt from disclosure pursuant to California Law, are available at the LAFCO office and at www.lalafco.org.

1. **CALL MEETING TO ORDER**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN GLADBACH**
3. **DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)**
4. **SWEARING-IN OF SPEAKER(S)**
5. **CONSENT ITEM(S) – GOVERNMENT CODE § 56857 NOTICE**

None.

6. CONSENT ITEM(S) - OTHER

All matters are approved by one motion unless held by a Commissioner or member(s) of the public for discussion or separate action.

- a. Annexation No. 398 to Los Angeles County Sanitation District No. 14.
- b. Annexation No. 292 to Los Angeles County Sanitation District No. 15.
- c. Annexation No. 378 to Los Angeles County Sanitation District No. 22.
- d. Annexation No. 416 to Los Angeles County Sanitation District No. 22.
- e. Approve Minutes of October 9, 2013.
- f. Operating Account Check Register for the month of October 2013.
- g. Receive and file update on pending applications.

7. PUBLIC HEARING(S)

- a. Municipal Service Review (MSR) and Sphere of Influence (SOI) Update for the City of Compton. (Continued public hearing from the October 9, 2013 Meeting).
- b. Annexation No. 56 to Los Angeles County Sanitation District No. 2.
- c. Annexation No. 411 to Los Angeles County Sanitation District No. 14.
- d. Annexation No. 703 to Los Angeles County Sanitation District No. 21.
- e. Annexation No. 414 to Los Angeles County Sanitation District No. 22.
- f. Annexation No. 2012-11 to Los Angeles County Waterworks District No. 40, Antelope Valley.

8. PROTEST HEARING(S)

- a. Reorganization No. 2007-02 (15-289) to Los Angeles County Sanitation District No. 15 (Detachment from Los Angeles County Sanitation District No. 22 and Annexation to Los Angeles County Sanitation District No. 15).
- b. Annexation No. 2012-09 to Los Angeles County Waterworks District No. 40, Antelope Valley.

9. OTHER ITEMS

- a. Report on Disadvantaged Unincorporated Communities (DUCs).
- b. Presentation of Service Pin.

10. **COMMISSIONERS' REPORT**

Commissioners' questions for staff, announcements of upcoming events and opportunity for Commissioners to briefly report on their LAFCO-related activities since last meeting.

11. **EXECUTIVE OFFICER'S REPORT**

Executive Officer's announcement of upcoming events and brief report on activities of the Executive Officer since the last meeting.

12. **PUBLIC COMMENT**

This is the opportunity for members of the public to address the Commission on items 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.

13. **FUTURE MEETINGS**

December 11, 2013 (Meeting Canceled)
January 8, 2014
February 12, 2014
March 12, 2014

14. **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.

15. **ADJOURNMENT MOTION**

Staff Report

November 13, 2013

Agenda Item No. 6.a.

**Annexation No. 398 to Los Angeles County Sanitation
District No. 14**

PROPOSAL SUMMARY:

Size of Affected Territory:	2.531± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 14
Resolution or Petition:	May 25, 2012
Application Filed with LAFCO:	June 7, 2012
Location:	The affected territory is located north of Avenue O between 10th Street West & 11 th Street West.
City/County:	Unincorporated County of Los Angeles
Affected Territory:	The affected territory consists of one single-family home and vacant land located within a residential and commercial area. The topography is flat.
Surrounding Territory:	Surrounding territory is residential and commercial.
Landowner(s):	John L. Horn Decendents Trust
Registered Voters:	2 registered voters as of May 30, 2012
Purpose/Background:	Landowner of real property within the affected territory has requested, in writing, that the District provide off-site sewage disposal service.
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Within SOI:	Yes
Waiver of Notice/Hearing/Protest:	Yes

CEQA Clearance:

With respect to assessor parcel number 3005-014-046, the annexation is categorically exempt from the provisions of the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15319(a) because the annexation consists of areas containing existing structures developed to the density allowed by the current zoning. The Categorical Exemption was adopted by Los Angeles County Sanitation District No. 14, as lead agency, on May 25, 2012.

With respect to assessor parcel number 3005-014-045, the California Environmental Quality Act (CEQA) clearance is the General Plan Environmental Impact Report (EIR) adopted by the County of Los Angeles, as lead agency, on November 25, 1980, which adequately addresses the environmental impacts for the project under CEQA.

Additional Information:

None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 2 residents as of May 30, 2012. The population density is .79 persons per acre.

The estimated future population is 2 residents.

The affected territory is 2.531+/- acres. The existing land use is residential and vacant. The current land use will continue without change.

The assessed valuation is \$50,086 as of May 30, 2012. The per capita assessed valuation is \$25,043 per person. On August 21, 2012, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a property tax transfer resolution.

The topography of the affected territory is flat.

There are no natural boundaries. There are no drainage basins on or near the affected territory.

The nearest populated area is adjacent to the affected territory. The affected territory is likely to experience no significant growth in the next ten years. The adjacent areas are likely to experience no significant growth in the next ten years.

b. Governmental Services and Controls:

The affected territory includes one single-family home and vacant land, which require organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of government services and controls are adequate. With respect to sanitary sewer disposal, other than service provided by the District, the only sewage disposal option currently available is private septic systems. The probable effect of the proposed action and of the alternative courses of action on the cost and adequacy of services and controls in the affected territory and adjacent areas vary widely; and the cost of sewage disposal by the District versus the cost by septic system is subject to multiple factors. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts of surface water bodies and groundwater.

c. *Proposed Action and Alternative Actions:*

The proposed action will have no effect on mutual social and economic interests. The proposal has no impact on the local governmental structure of the County.

The only alternative action of sewage disposal is private septic systems. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts of surface water bodies and groundwater.

d. *Conformity with Commission Policies on Urban Development and Open Space Conversion Policies:*

There are no conformance issues because the Commission has not adopted any policies relative to providing planned, orderly, efficient patterns of urban development.

There is no prime agricultural land within or adjacent to the affected territory. The proposal conforms with the objectives in Government Code Sections 56377(a) and 56377(b).

e. *Agricultural Lands:*

There are no effects on agricultural lands as there are no agricultural lands within the affected territory.

f. *Boundaries:*

The boundaries of the affected territory have been clearly defined by the applicant, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

The boundaries conform to lines of assessment or ownership, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

As a special district annexation, the proposal has no impact on existing city-county boundaries, nor does it create islands or corridors of unincorporated territory.

g. *Consistency with Plans:*

The proposal has no significant impact upon, and is therefore consistent with, the Regional Transportation Plan.

The proposal is consistent with the existing County General Plan designation of Non-Urban (N1).

The affected territory is not within the boundaries of any Specific Plan.

Pre-zoning is not a requirement for a special district proposal.

h. Sphere of Influence:

The affected territory is within the Sphere of Influence of Los Angeles County Sanitation District No. 14.

i. Comments from Public Agencies:

Staff did not receive any significant comments from public agencies.

j. Ability to Provide Services:

The affected territory is not currently serviced by the District. The area was included in the future service area that might be served by the District. The District's future wastewater management needs were addressed in the Joint Outfall System 2010 Master Facilities Plan.

k. Timely Availability of Water Supplies:

There are no issues regarding water supply or delivery.

l. Regional Housing:

As a special district annexation, the proposal will not affect any city, nor the county, in achieving their respective fair shares of the regional housing needs as determined by the Southern California Association of Governments (SCAG).

m. Comments from Landowners, Voters, or Residents:

Staff did not receive any significant comments from landowners, voters, or residents.

n. Land Use Designations

The proposal is consistent with the existing County General Plan designation of Non-Urban (N1).

The proposal is consistent with the existing County zoning designation of Heavy Agricultural (A-2-2).

o. Environmental Justice:

All of the owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond. The proposal promotes environmental justice, in that there is fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

With respect to assessor parcel number 3005-014-046, the annexation is categorically exempt from the provisions of the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15319(a) because the annexation consists of areas containing existing structures developed to the density allowed by the current zoning. The Categorical Exemption was adopted by Los Angeles County Sanitation District No. 14, as lead agency, on April 25, 2012.

With respect to assessor parcel number 3005-014-045, the California Environmental Quality Act clearance is the General Plan Environmental Impact Report (EIR) adopted by the County of Los Angeles, as lead agency, on November 25, 1980. Acting in its role as a responsible agency, and with respect to Annexation No. 398 to Los Angeles County Sanitation District No. 14, and under State CEQA Guidelines Section 15096, it is appropriate for the Commission to certify that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Environmental Impact Report adopted by the County of Los Angeles, that it has determined that the document adequately addresses the environmental impacts of the project, that it finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and that it adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.

WAIVER OF NOTICE, HEARING, AND PROTEST PROCEEDINGS:

Pursuant to Government Code Section 56662(a), the Commission may make determinations upon the proposed annexation without notice and hearing and may waive protest hearings for the reasons set forth herein. The territory is uninhabited. To date, no affected local agency has submitted a written demand for notice and hearing during the 10-day period referenced in Government Code Section 56662(c). Furthermore, the proposal was accompanied by satisfactory proof that all the landowners within the affected territory have given their written consent to the proposed annexation. Based thereon, the commission may make determinations on the proposed annexation without notice and hearing, and the Commission may waive protest proceedings.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of Los Angeles County Sanitation District No. 14.

Recommended Action:

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 398 to Los Angeles County Sanitation District No. 14.

**RESOLUTION NO. 2013-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 398 TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 14"**

WHEREAS, the Los Angeles County Sanitation District No. 14 (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (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 annexation of territory herein described to the District, all within the County of Los Angeles (County); and

WHEREAS, the proposed annexation consists of approximately 2.531± acres of uninhabited territory and is assigned the following distinctive short-form designation:

"Annexation No. 398 to Los Angeles County Sanitation District No. 14"; 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 the proposed annexation is for the District to provide off-site sewage disposal service; and

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

WHEREAS, on November 13, 2013, at its regular meeting this Commission considered the proposal and the report of the Executive Officer, along with public comments on the proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Pursuant to Government Code Section 56662(a), the Commission hereby finds and determines that:

- a. The territory encompassed by the annexation is uninhabited;
- b. Pursuant to Government Code Sections 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceeding for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and
- c. The annexation was accompanied by satisfactory proof that all owners of land within the affected territory have given their written consent to the proposal.

Based thereon, pursuant to Government Code Section 56662 (a), the Commission may, and hereby does, make determinations on the proposal without notice and hearing, and the Commission may, and hereby does, waive protest proceedings entirely.

2. The Commission finds, with respect to assessor parcel number 3005-014-046, that the annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it consists of areas containing existing structures developed to the density allowed by the current zoning.

3. The Commission, acting in its role as a responsible agency with respect to assessor parcel number 3005-014-045 of Annexation No. 398 to Los Angeles County Sanitation District No. 14, pursuant to 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 on November 25, 1980 by the County of Los Angeles, 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 lead agency in connection with its approval of the project.
4. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
5. The affected territory consists of 2.531± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 398 to Los Angeles County Sanitation District No. 14".
6. Annexation No. 398 to Los Angeles County Sanitation District No. 14 is hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation.
- c. Payment of Registrar-Recorder/County Clerk and State Board of Equalization fees.
- d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
- e. The regular County assessment roll shall be utilized by the District.
- f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
- g. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
- h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.

7. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to District.
8. The Executive Officer is directed to transmit a copy of this resolution to 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 13th day of November 2013.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:






MOTION PASSES: 0/0/0

**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**

**Paul A. Novak, AICP
Executive Officer**



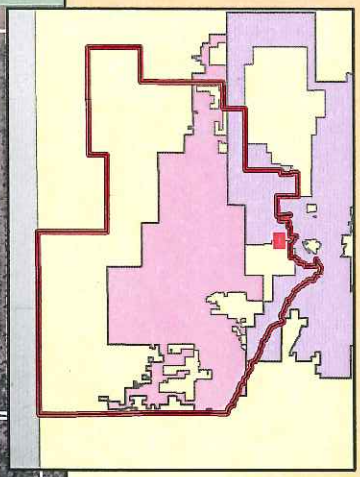
Legend

-  CSD Annexation 14-398
-  City of Lancaster
-  City of Palmdale
-  Los Angeles County Sanitation District No. 14
-  Sphere of Influence, CSD 14

**Annexation No. 398 to
County Sanitation
District No. 14**



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



Staff Report

November 13, 2013

Agenda Item No. 6.b.

Annexation No. 292 to Los Angeles County Sanitation District No. 15

PROPOSAL SUMMARY:

Size of Affected Territory:	2.926± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 15
Resolution or Petition:	March 28, 2012
Application Filed with LAFCO:	April 16, 2012
Location:	The affected territory is located on Hacienda Boulevard approximately 150 feet south of Maple Grove Street.
City/County:	City of La Puente
Affected Territory:	The affected territory consists of vacant land located within a commercial area. The topography is flat.
Surrounding Territory:	Surrounding territory is commercial and residential.
Landowner(s):	Jasmine Real Estate Investments, LLC
Registered Voters:	0 registered voters as of March 29, 2012
Purpose/Background:	Landowner of real property within the affected territory has requested, in writing, that the District provide off-site sewage disposal service.
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Within SOI:	Yes
Waiver of Notice/Hearing/Protest:	Yes

CEQA Clearance:

The California Environmental Quality Act (CEQA) clearance is a Mitigated Negative Declaration adopted by the City of La Puente, as lead agency, on August 2, 2011.

Additional Information:

None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 0 residents as of March 29, 2012. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 0 residents.

The affected territory is 2.926+/- acres. The existing land use is vacant. The future land use will be commercial.

The assessed valuation is \$256,392 as of March 29, 2012. The per capita assessed valuation issue does not apply because the affected territory is unpopulated. On August 21, 2012, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a property tax transfer resolution.

The topography of the affected territory is flat.

There are no natural boundaries. There are no drainage basins on or near the affected territory.

The nearest populated area is northwest of the affected territory. The affected territory is likely to experience no growth in the next ten years. The adjacent areas are likely to experience no growth in the next ten years.

b. Governmental Services and Controls:

The affected territory will be developed to include a shopping center of retail and fast-food restaurants which require organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of government services and controls are adequate. With respect to sanitary sewer disposal, other than service provided by the District, the only sewage disposal option currently available is private septic systems. The probable effect of the proposed action and of the alternative courses of action on the cost and adequacy of services and controls in the affected territory and adjacent areas vary widely; and the cost of sewage disposal by the District versus the cost by septic system is subject to multiple factors. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts of surface water bodies and groundwater.

c. *Proposed Action and Alternative Actions:*

The proposed action will have no effect on mutual social and economic interests. The proposal has no impact on the local governmental structure of the County.

The only alternative action of sewage disposal is private septic systems. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts of surface water bodies and groundwater.

d. *Conformity with Commission Policies on Urban Development and Open Space Conversion Policies:*

There are no conformance issues because the Commission has not adopted any policies relative to providing planned, orderly, efficient patterns of urban development.

There is no prime agricultural land within or adjacent to the affected territory. The proposal conforms with the objectives in Government Code Sections 56377(a) and 56377(b).

e. *Agricultural Lands:*

There are no effects on agricultural lands as there are no agricultural lands within the affected territory.

f. *Boundaries:*

The boundaries of the affected territory have been clearly defined by the applicant, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

The boundaries conform to lines of assessment or ownership, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

As a special district annexation, the proposal has no impact on existing city-county boundaries, nor does it create islands or corridors of unincorporated territory.

g. *Consistency with Plans:*

The proposal has no significant impact upon, and is therefore consistent with, the Regional Transportation Plan.

The proposal is consistent with the existing City's General Plan designation of General Commercial.

The affected territory is not within the boundaries of any Specific Plan.

Pre-zoning is not a requirement for a special district proposal.

h. Sphere of Influence:

The affected territory is within the Sphere of Influence of Los Angeles County Sanitation District No. 15.

i. Comments from Public Agencies:

Staff did not receive any significant comments from public agencies.

j. Ability to Provide Services:

The affected territory is not currently serviced by the District. The area was included in the future service area that might be served by the District. The District's future wastewater management needs were addressed in the Joint Outfall System 2010 Master Facilities Plan.

k. Timely Availability of Water Supplies:

There are no issues regarding water supply or delivery.

l. Regional Housing:

As a special district annexation, the proposal will not affect any city, nor the county, in achieving their respective fair shares of the regional housing needs as determined by the Southern California Association of Governments (SCAG).

m. Comments from Landowners, Voters, or Residents:

Staff did not receive any significant comments from landowners, voters, or residents.

n. Land Use Designations

The proposal is consistent with the existing City's General Plan designation of General Commercial.

The proposal is consistent with the existing City's zoning designation of General Commercial (C-2).

o. Environmental Justice:

All of the owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond. The proposal promotes environmental justice, in that there is fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The CEQA clearance is a Mitigated Negative Declaration adopted by the City of La Puente, as lead agency, on August 2, 2011. Acting in its role as a responsible agency, and with respect to Annexation No. 292 to Los Angeles County Sanitation District No. 15, and under State CEQA Guidelines Section 15096, it is appropriate for the Commission to certify that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Mitigated Negative Declaration adopted by the City of La Puente, that it has determined that the document adequately addresses the environmental impacts of the project that it finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and that it adopts by reference the environmental findings and the Mitigation Monitoring Program previously adopted by the lead agency in connection with its approval of the project.

WAIVER OF NOTICE, HEARING, AND PROTEST PROCEEDINGS:

Pursuant to Government Code Section 56662(a), the Commission may make determinations upon the proposed annexation without notice and hearing and may waive protest hearings for the reasons set forth herein. The territory is uninhabited. To date, no affected local agency has submitted a written demand for notice and hearing during the 10-day period referenced in Government Code Section 56662(c). Furthermore, the proposal was accompanied by satisfactory proof that all the landowners within the affected territory have given their written consent to the proposed annexation. Based thereon, the commission may make determinations on the proposed annexation without notice and hearing, and the Commission may waive protest proceedings.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the Los Angeles County Sanitation District No. 15.

Recommended Action:

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 292 to Los Angeles County Sanitation District No. 15.

**RESOLUTION NO. 2013-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 292 TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 15"**

WHEREAS, the Los Angeles County Sanitation District No. 15 (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (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 annexation of territory herein described to the District, all within the City of La Puente; and

WHEREAS, the proposed annexation consists of approximately 2.926± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 292 to Los Angeles County Sanitation District No. 15"; 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 the proposed annexation is for the District to provide off-site sewage disposal service; and

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

WHEREAS, on November 13, 2013, at its regular meeting this Commission considered the proposal and the report of the Executive Officer, along with public comments on the proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Pursuant to Government Code Section 56662(a), the Commission hereby finds and determines that:

- a. The territory encompassed by the annexation is uninhabited;
- b. Pursuant to Government Code Sections 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceeding for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and
- c. The annexation was accompanied by satisfactory proof that all owners of land within the affected territory have given their written consent to the proposal.

Based thereon, pursuant to Government Code Section 56662 (a), the Commission may, and hereby does, make determinations on the proposal without notice and hearing, and the Commission may, and hereby does, waive protest proceedings entirely.

The Commission, acting in its role as a responsible agency with respect to Annexation No. 292 to Los Angeles County Sanitation District No. 15, pursuant to California Environmental Quality Act (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 Mitigated Negative Declaration adopted on August 2, 2011 by the City of La Puente, 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, including the Mitigation Monitoring Plan, previously adopted by the lead agency in connection with its approval of the project.

3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 2.926± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 292 to Los Angeles County Sanitation District No. 15 ".

5. Annexation No. 292 to Los Angeles County Sanitation District No. 15 is hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation.
- c. Payment of Registrar-Recorder/County Clerk and State Board of Equalization fees.
- d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
- e. The regular County assessment roll shall be utilized by the District.
- f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
- g. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
- h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.

6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to District.
7. The Executive Officer is directed to transmit a copy of this resolution to 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 13th day of November 2013 Month Year.

MOTION:

SECOND:

AYES:

NOES:

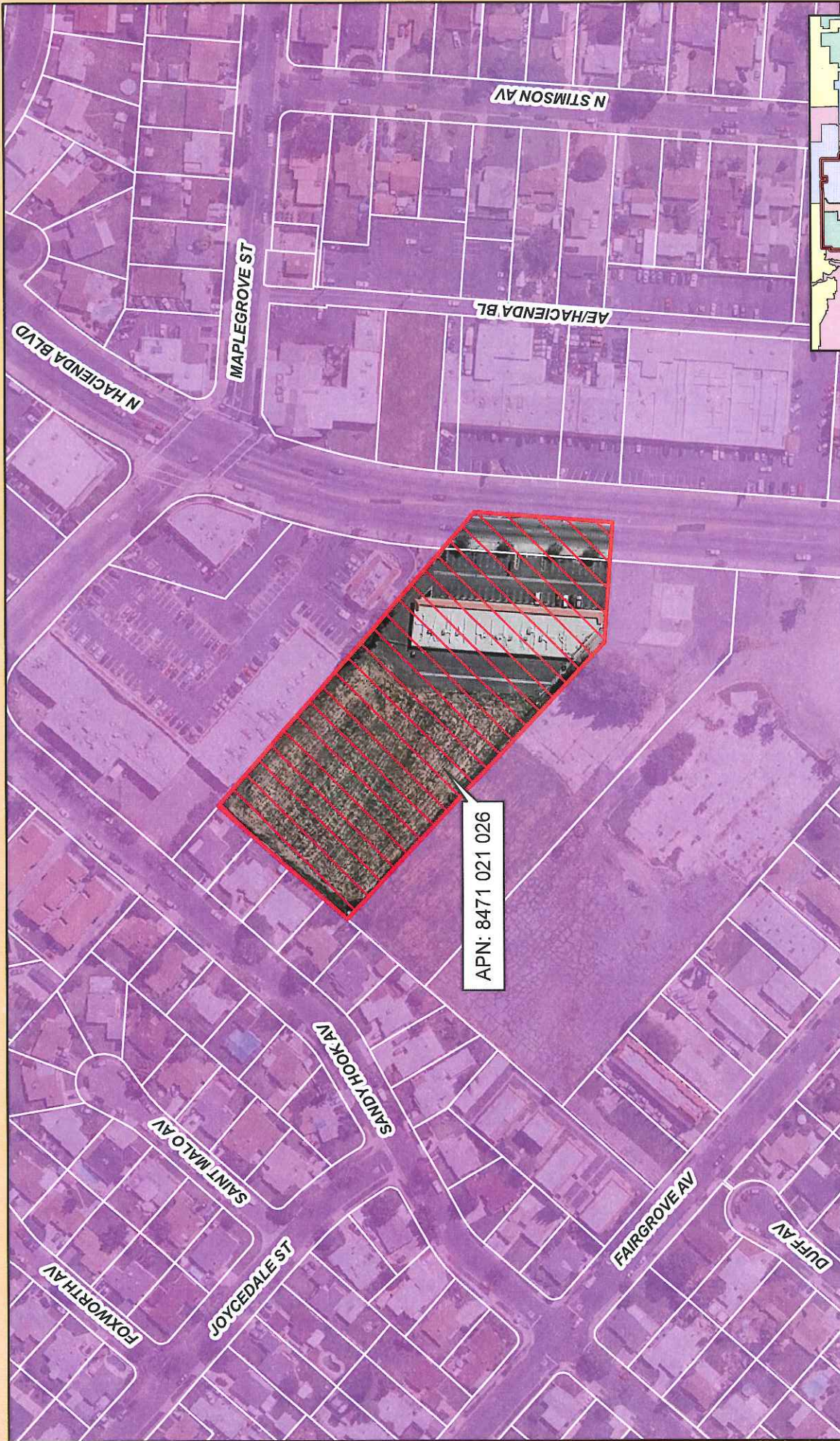
ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0






**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**

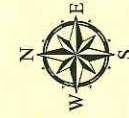
**Paul A. Novak, AICP
Executive Officer**



APN: 8471 021 026

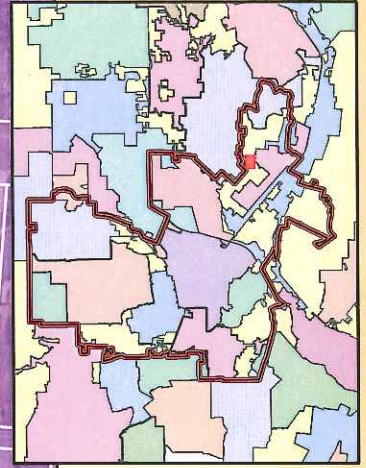
Legend

-  CSD Annexation 15-292
-  County Unincorporated
-  City of La Puente
-  Los Angeles County Sanitation District No. 15
-  Sphere of Influence, CSD 15



LAFCO
 Local Agency Formation Commission
 for the County of Los Angeles

Annexation No. 292 to County Sanitation District No. 15



Staff Report

November 13, 2013

Agenda Item No. 6.c.

Annexation No. 378 to Los Angeles County Sanitation District No. 22

PROPOSAL SUMMARY:

Size of Affected Territory:	1.942± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 22
Resolution or Petition:	December 19, 2011
Application Filed with LAFCO:	January 3, 2012
Location:	The affected territory is located on Cannon Avenue approximately 200 north of Rebecca Drive.
City/County:	City of San Dimas.
Affected Territory:	The affected territory is residential with one existing single-family home. The topography is slightly sloping.
Surrounding Territory:	Surrounding land use is residential.
Landowner(s):	Fariba & Mohamad Tavakkoli
Registered Voters:	0 registered voters as of September 27, 2013
Purpose/Background:	Landowners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service.
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Within SOI:	Yes
Waiver of Notice/Hearing/Protest:	Yes

CEQA Clearance:

The proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a) because it consists of an annexation with an existing structure developed to the density allowed by current zoning.

Additional Information:

None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 4 residents as of January 3, 2012. The population density is 2.05 persons per acre.

The estimated future population is 4 residents (no anticipated change).

The affected territory is 1.942+/- acres. The existing land use is residential. The affected territory consists of one existing single-family home.

The assessed valuation is \$797,900 as of October 15, 2013. The per capita assessed valuation is \$199,475. On August 21, 2012, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a property tax transfer resolution.

The topography of the affected territory is slightly sloping.

There are no natural boundaries. There are no drainage basins on or near the affected territory.

The affected territory is surrounded by populated areas on all sides. The affected territory is likely to experience no growth in the next ten years. The adjacent areas are likely to experience no growth in the next ten years.

b. Governmental Services and Controls:

The affected territory currently consists of one existing single-family home which requires organized governmental services. The affected territory will require governmental services indefinitely.

The cost of sewage disposal by the District versus the cost by septic systems is subject to multiple factors and varies widely. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

c. Proposed Action and Alternative Actions:

The one existing single-family home will not impact the surrounding areas. There is no effect of the proposed action on mutual social and economic interests. As a special district annexation, the proposal has no impact on the local government structure of the County.

The only alternative action for sewage disposal is private septic systems. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

d. *Conformity with Commission Policies on Urban Development and Open Space Conversion Policies:*

There are no conformance issues because the Commission has not adopted any policies relative to providing planned, orderly, efficient patterns of urban development.

There is no prime agricultural land within or adjacent to the affected territory. The proposal conforms with the objectives in Government Code Sections 56377(a) and 56377(b).

e. *Agricultural Lands:*

There are no effects on agricultural lands as there are no agricultural lands within the affected territory.

f. *Boundaries:*

The boundaries of the affected territory have been clearly defined by the applicant, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

The boundaries conform to lines of assessment or ownership, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

As a special district annexation, the proposal has no impact on existing city-county boundaries, nor does it create islands or corridors of unincorporated territory.

g. *Consistency with Plans:*

The proposal has no significant impact upon, and is therefore consistent with, the Regional Transportation Plan.

The proposal is consistent with the existing City of San Dimas General Plan designation of Residential.

The proposal is consistent with the existing City of San Dimas Specific Plan designation of Specific Plan No. 8 (SP-8).

Pre-zoning is not a requirement for a special district proposal.

h. *Sphere of Influence:*

The affected territory is within the Sphere of Influence of the Los Angeles County Sanitation District No. 22.

i. *Comments from Public Agencies:*

Staff did not receive any significant comments from public agencies.

j. *Ability to Provide Services:*

The affected territory is already being serviced by Los Angeles County Sanitation District No. 22.

k. Timely Availability of Water Supplies:

There are no known issues regarding water supply or delivery.

l. Regional Housing:

As a special district annexation, the proposal will not affect any city, nor the county, in achieving their respective fair shares of the regional housing needs as determined by the Southern California Association of Governments (SCAG).

m. Comments from Landowners, Voters, or Residents:

Staff did not receive any significant comments from landowners, voters, or residents.

n. Land Use Designations

The proposal is consistent with the existing City of San Dimas General Plan designation of Residential.

The proposal is consistent with the existing City of San Dimas zoning designation of SP-8, Specific Plan No. 8.

o. Environmental Justice:

All of the owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond. The proposal promotes environmental justice, in that there is fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The proposal is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15319(a) because it consists of an annexation with an existing structure developed to the density allowed by current zoning.

WAIVER OF NOTICE, HEARING, AND PROTEST PROCEEDINGS:

Pursuant to Government Code Section 56662(a), the Commission may make determinations upon the proposed annexation without notice and hearing and may waive protest hearings for the reasons set forth herein. The territory is uninhabited. To date, no affected local agency has submitted a written demand for notice and hearing during the 10-day period referenced in Government Code Section 56662(c). Furthermore, the proposal was accompanied by satisfactory proof that all the landowners within the affected territory have given their written consent to the proposed annexation. Based thereon, the commission may make determinations

on the proposed annexation without notice and hearing, and the Commission may waive protest proceedings.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the Los Angeles County Sanitation District No. 22.

Recommended Action:

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 378 to Los Angeles County Sanitation District No. 22.

**RESOLUTION NO. 2013-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 378 TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 22"**

WHEREAS, the Los Angeles County Sanitation District No. 22 (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (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 annexation of territory herein described to the District, all within the City of San Dimas; and

WHEREAS, the proposed annexation consists of approximately 1.942± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 378 to Los Angeles County Sanitation District No. 22"; 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 the proposed annexation is for the District to provide off-site sewage disposal service to one existing single-family home; and

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

WHEREAS, on November 13, 2013, at its regular meeting this Commission considered the proposal and the report of the Executive Officer, along with public comments on the proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Pursuant to Government Code Section 56662(a), the Commission hereby finds and determines that:

- a. The territory encompassed by the annexation is uninhabited; and
- b. Pursuant to Government Code Sections 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceeding for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and
- c. The annexation was accompanied by satisfactory proof that all owners of land within the affected territory have given their written consent to the proposal.

Based thereon, pursuant to Government Code Section 56662 (a), the Commission may, and hereby does, make determinations on the proposal without notice and hearing, and the Commission may, and hereby does, waive protest proceedings entirely.

2. The Commission finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it consists of an annexation with an existing structure developed to the density allowed by the current zoning.

3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 1.942± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 378 to Los Angeles County Sanitation District No. 22".
5. Annexation No. 378 to Los Angeles County Sanitation District No. 22 is hereby approved, subject to the following terms and conditions:
 - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
 - b. The effective date of the annexation shall be the date of recordation.
 - c. Payment of Registrar-Recorder/County Clerk and State Board of Equalization fees.
 - d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
 - e. The regular County assessment roll shall be utilized by the District.
 - f. The affected territory will be taxed for any existing general indebtedness, if any,

of the District.

- g. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
 - h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
6. The Executive Officer is directed to transmit a copy of this resolution to 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 13th day of November 2013.

MOTION:

SECOND:

AYES:

NOES:

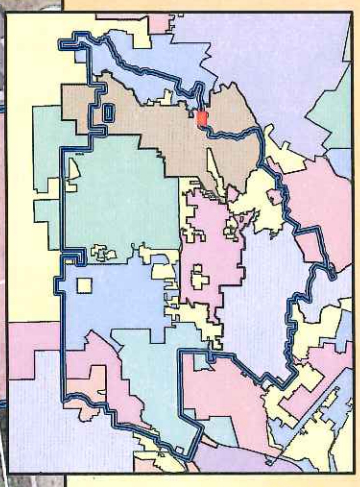
ABSTAIN:

ABSENT:





MOTION PASSES: 0/0/0

**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**

**Paul A. Novak, AICP
Executive Officer**



Legend

-  CSD Annexation 22-378
-  City of San Dimas
-  Los Angeles County Sanitation District No. 22
-  Sphere of Influence, CSD 22

**Annexation No. 378 to
County Sanitation
District No. 22**



LAFCO
Los Angeles Formation Commission
for the County of Los Angeles



Staff Report

November 13, 2013

Agenda Item No. 6.d.

**Annexation No. 416 to Los Angeles County Sanitation
District No. 22**

PROPOSAL SUMMARY:

Size of Affected Territory:	1.390± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 22
Resolution or Petition:	March 28, 2012
Application Filed with LAFCO:	April 16, 2012
Location:	The affected territory is located along Anza Heights Dr. approximately 700 feet east of Walnut Avenue.
City/County:	City of San Dimas
Affected Territory:	The affected territory consists of vacant land located in a residential area. The topography is an ascending slope from the street to the rear of the lot.
Surrounding Territory:	Surrounding territory is residential.
Landowner(s):	Maher and Monta Albouz
Registered Voters:	0 registered voters as of March 29, 2012
Purpose/Background:	Landowners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service.
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Within SOI:	Yes
Waiver of Notice/Hearing/Protest:	Yes

CEQA Clearance:

The proposal is categorically exempt from the provisions of the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15319(b) (annexations of small parcels of the minimum of size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures). The Categorical Exemption was adopted by Los Angeles County Sanitation District No. 22, as lead agency, on March 28, 2012.

Additional Information:

None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 0 residents as of March 29, 2012. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 6 residents.

The affected territory is 1.390+/- acres. The existing land use is vacant. The future land use will be residential.

The assessed valuation is \$479,988 as of March 29, 2012. The per capita assessed valuation issue does not apply because the affected territory is unpopulated. On August 21, 2012, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a property tax transfer resolution.

The topography is an ascending slope from the street to the rear of the lot.

There are no natural boundaries. There are no drainage basins on or near the affected territory.

The affected territory is surrounded by populated areas on all sides. The affected territory is likely to experience no significant growth in the next ten years. The adjacent areas are likely to experience no significant growth in the next ten years.

b. Governmental Services and Controls:

The affected territory will be developed to include one single-family home which requires organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of government services and controls are adequate. With respect to sanitary sewer disposal, other than service provided by the District, the only sewage disposal option currently available is private septic systems. The probable effect of the proposed action and of the alternative courses of action on the cost and adequacy of services and controls in the affected territory and adjacent areas vary widely; and the cost of sewage disposal by the District versus the cost by septic system is subject to multiple factors. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts of surface water bodies and groundwater.

c. *Proposed Action and Alternative Actions:*

The proposed action will have no effect on mutual social and economic interests. The proposal has no impact on the local governmental structure of the County.

The only alternative action of sewage disposal is private septic systems. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts of surface water bodies and groundwater.

d. *Conformity with Commission Policies on Urban Development and Open Space Conversion Policies:*

There are no conformance issues because the Commission has not adopted any policies relative to providing planned, orderly, efficient patterns of urban development.

There is no prime agricultural land within or adjacent to the affected territory. The proposal conforms with the objectives in Government Code Sections 56377(a) and 56377(b).

e. *Agricultural Lands:*

There are no effects on agricultural lands as there are no agricultural lands within the affected territory.

f. *Boundaries:*

The boundaries of the affected territory have been clearly defined by the applicant, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

The boundaries conform to lines of assessment or ownership, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

As a special district annexation, the proposal has no impact on existing city-county boundaries, nor does it create islands or corridors of unincorporated territory.

g. *Consistency with Plans:*

The proposal has no significant impact upon, and is therefore consistent with, the Regional Transportation Plan.

The proposal is consistent with the existing City's General Plan designation of Single-Family Very Low Estate.

The affected territory is not within the boundaries of any Specific Plan.

Pre-zoning is not a requirement for a special district proposal.

h. Sphere of Influence:

The affected territory is within the Sphere of Influence of the Los Angeles County Sanitation District No. 22.

i. Comments from Public Agencies:

Staff did not receive any significant comments from public agencies.

j. Ability to Provide Services:

The affected territory is not currently serviced by the District. The area was included in the future service area that might be served by the District. The District's future wastewater management needs were addressed in the Joint Outfall System 2010 Master Facilities Plan.

k. Timely Availability of Water Supplies:

There are no issues regarding water supply or delivery.

l. Regional Housing:

As a special district annexation, the proposal will not affect any city, nor the county, in achieving their respective fair shares of the regional housing needs as determined by the Southern California Association of Governments (SCAG).

m. Comments from Landowners, Voters, or Residents:

Staff did not receive any significant comments from landowners, voters, or residents.

n. Land Use Designations

The proposal is consistent with the existing City's General Plan designation of Single-Family Very Low Estate.

The proposal is consistent with the existing City's zoning designation of Single-Family Hillside, Private Horse Overlay (SF-H(PH)).

o. Environmental Justice:

All of the owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond. The proposal promotes environmental justice, in that there is fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The proposal is categorically exempt from the provisions of the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15319(b) (annexations of small parcels of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures). The Categorical Exemption was adopted by Los Angeles County Sanitation District No. 22, as lead agency, on March 28, 2012.

WAIVER OF NOTICE, HEARING, AND PROTEST PROCEEDINGS:

Pursuant to Government Code Section 56662(a), the Commission may make determinations upon the proposed annexation without notice and hearing and may waive protest hearings for the reasons set forth herein. The territory is uninhabited. To date, no affected local agency has submitted a written demand for notice and hearing during the 10-day period referenced in Government Code Section 56662(c). Furthermore, the proposal was accompanied by satisfactory proof that all the landowners within the affected territory have given their written consent to the proposed annexation. Based thereon, the commission may make determinations on the annexation without notice and hearing, and the Commission may waive protest proceedings.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the Los Angeles County Sanitation District No. 22.

Recommended Action:

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 416 to Los Angeles County Sanitation District No. 22.

**RESOLUTION NO. 2013-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 416 TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 22"**

WHEREAS, the Los Angeles County Sanitation District No. 22 (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (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 annexation of territory herein described to the District, all within the City of San Dimas; and

WHEREAS, the proposed annexation consists of approximately 1.390± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 416 to Los Angeles County Sanitation District No. 22"; 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 the proposed annexation is for the District to provide off-site sewage disposal service; and

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

WHEREAS, on November 13, 2013, at its regular meeting this Commission considered the proposal and the report of the Executive Officer, along with public comments on the proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Pursuant to Government Code Section 56662(a), the Commission hereby finds and determines that:

- a. The territory encompassed by the annexation is uninhabited;
- b. Pursuant to Government Code Sections 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceeding for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and
- c. The annexation was accompanied by satisfactory proof that all owners of land within the affected territory have given their written consent to the proposal.

Based thereon, pursuant to Government Code Section 56662 (a), the Commission may, and hereby does, make determinations on the proposal without notice and hearing, and the Commission may, and hereby does, waive protest proceedings entirely.

2. The Commission finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(b), (annexations of small parcels of the minimum of size facilities exempted by Section 15303, New Construction or Conversion of Small Structures).

3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.

4. The affected territory consists of 1.390± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 416 to Los Angeles County Sanitation District No. 22".

5. Annexation No. 416 to Los Angeles County Sanitation District No. 22 is hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation.
- c. Payment of Registrar-Recorder/County Clerk and State Board of Equalization fees.
- d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
- e. The regular County assessment roll shall be utilized by the District.

- f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
 - g. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
 - h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
- 6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to District.
- 7. The Executive Officer is directed to transmit a copy of this resolution to 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 13th day of November 2013.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**

**Paul A. Novak, AICP
Executive Officer**







APN: 8382 011 017

Annexation No. 416 to County Sanitation District No. 22



LAFCO
Local Agency Formation Commission
for the County of Los Angeles

Legend

-  CSD Annexation 22-416
-  City of San Dimas
-  Los Angeles County Sanitation District No. 22
-  Sphere of Influence, CSD 22





Local Agency Formation Commission
for the County of Los Angeles

 **DRAFT**

Commission

Jerry Gladbach
Chair

Richard H. Close
Donald L. Dear
Margaret Finlay
Tom LaBonge
Gloria Molina
Henri F. Pellissier
David Spence
Zev Yaroslavsky

Alternates

Lori Brogin
Don Knabe
Paul Krekorian
Gerard McCallum
Judith Mitchell

Staff

Paul A. Novak, AICP
Executive Officer

June D. Savala
Deputy
Executive Officer

Amber De La Torre
Doug Dorado
Michael Henderson
Alisha O'Brien
Patricia Wood

MINUTES OF THE LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

October 9, 2013

Present:

Jerry Gladbach, Chair

Richard H. Close
Donald L. Dear
Margaret Finlay
Tom LaBonge
Gloria Molina
Henri F. Pellissier
David Spence
Zev Yaroslavsky

Lori Brogin-Falley, Alternate
Don Knabe, Alternate
Gerard McCallum, Alternate
Judith Mitchell, Alternate

Paul A. Novak, AICP; Executive Officer
Helen Parker, Legal Counsel

Absent:

Paul Krekorian, Alternate

80 South Lake Avenue
Suite 870
Pasadena, CA 91101
Phone: 626-204-6500
Fax: 626-204-6507

www.lalafco.org

1 CALL MEETING TO ORDER

The meeting was called to order at 9:02 a.m. in Room 381-B of the County Hall of Administration.

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Jerry Gladbach.

3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

The Executive Officer (E.O.) read an announcement, asking that persons who made a contribution of more than \$250 to any member of the Commission during the past twelve (12) months to rise and state for the record the Commissioner to whom such contributions were made and the item of their involvement (None).

Commissioner Finlay asked why the Disclosure of Campaign Contributions is read at LAFCO meeting but not read at other public meetings she attended. Helen Parker, Legal Counsel, responded that this disclosure requirement does not apply to officials on government bodies that are directly elected.

4 SWEARING-IN OF SPEAKER(S)

The Executive Officer swore in three members of the audience who planned to testify.

5 CONSENT ITEM(S) – GOVERNMENT CODE § 56857 NOTICE
(None).

6 CONSENT ITEM(S) - OTHER

The E.O. stated that there was an incomplete sentence, “He indicated that”, located on page 6, 2nd paragraph, which will be removed from the Minutes of September 11th.

The Commission took the following actions under Consent Items:

- a. Adopted the Resolution Making Determinations Approving and Ordering Annexation No. 52 to Los Angeles County Sanitation District No. 18, Resolution No. 2013-49RMD.
- b. Adopted the Resolution Making Determinations Approving and Ordering Annexation No. 733 to Los Angeles County Sanitation District No. 21, Resolution No. 2013-50RMD.
- c. Adopted the Resolution Making Determinations Approving and Ordering Annexation No. 410 to Los Angeles County Sanitation District No. 22, Resolution No. 2013-51RMD.
- d. Adopted the Resolution Making Determinations Approving and Ordering Annexation No. 412 to Los Angeles County Sanitation District No. 22, Resolution No. 2013-52RMD.
- e. Adopted the Resolution Making Determinations Approving and Ordering Annexation No. 1056 to Santa Clarita Valley Sanitation District of Los Angeles County, Resolution No. 2013-53RMD.
- f. Approved Minutes of September 11, 2013.
- g. Approved Operating Account Check Register for the month of September 2013.

- h. Received and filed update on pending applications.

MOTION: FINLAY
SECOND: DEAR
AYES: CLOSE, DEAR, FINLAY, LaBONGE, PELLISSIER, SPENCE,
GLADBACH
NOES: NONE
ABSTAIN: NONE
ABSENT: KNABE, MOLINA, YAROSLAVSKY
MOTION PASSES: 7/0/0

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- a. Annexation No. 57 to Los Angeles County Sanitation District No. 2: Amendment to Los Angeles County Sanitation District No.2 Sphere of Influence (SOI).

The public hearing was opened to receive testimony. There being no testimony, the public hearing was closed.

The Commission took the following action:

- Adopted the Resolution No. 2013-54RMD Making Determinations Amending the Sphere of Influence and Approving and Ordering Annexation No. 57 to Los Angeles County Sanitation District No. 2.
- Pursuant to Government Code Section 57002, set November 13, 2013 at 9:00 a.m. as the date and time for Commission protest proceedings.

MOTION: DEAR
SECOND: SPENCE
AYES: CLOSE, DEAR, FINLAY, LaBONGE, PELLISSIER,
SPENCE, GLADBACH
NOES: NONE
ABSTAIN: NONE
ABSENT: KNABE, MOLINA, YAROSLAVSKY
MOTION PASSES: 7/0/0

[Supervisor Knabe arrived at 9:08 a.m.]

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- b. Annexation No. 89 to Los Angeles County Sanitation District No. 20: Amendment to Los Angeles County Sanitation District No. 20 Sphere of Influence (SOI) No. 2012-15.

The public hearing was opened to receive testimony. There being no testimony, the public hearing was closed.

The Commission took the following action:

- Adopted the Resolution Making Determinations Amending the Sphere of Influence and Approving and Ordering Annexation No. 89 to Los Angeles County Sanitation District No. 20, 2013-55RMD.
- Pursuant to Government Code Section 57002, set November 13, 2013 at 9:00 a.m. as the date and time for Commission protest proceedings.

MOTION:	FINLAY
SECOND:	DEAR
AYES:	CLOSE, DEAR, FINLAY, KNABE (ALT. FOR MOLINA), LaBONGE, PELLISSIER, SPENCE, GLADBACH
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	MOLINA, YAROSLAVSKY
MOTION PASSES:	8/0/0

[Supervisor Molina arrived at 9:10 a.m.]

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- c. Annexation No. 2012-09 to Los Angeles County Waterworks District No. 40, Antelope Valley.

The public hearing was opened to receive testimony. There being no testimony, the public hearing was closed.

The Commission took the following action:

- Adopted the Resolution Making Determinations Approving Annexation No. 2012-09 to Los Angeles County Waterworks District No. 40, Antelope Valley, Resolution No. 2013-56RMD.

- Pursuant to Government Code Section 57002, set November 13, 2013 at 9:00 a.m. as the date and time for Commission protest proceedings.

MOTION: PELLISSIER
SECOND: FINLAY
AYES: CLOSE, DEAR, FINLAY, KNABE (ALT. FOR YAROSLAVSKY)
LaBONGE, MOLINA, PELLISSIER, SPENCE, GLADBACH
NOES: NONE
ABSTAIN: NONE
ABSENT: YAROSLAVSKY
MOTION PASSES: 9/0/0

[Supervisor Yaroslavsky arrived at 9:14 a.m.]

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- d. Municipal Service Review (MSR) and Sphere of Influence (SOI) Update for the City of Compton.

The public hearing was opened to receive testimony.

Supervisor Molina recommended that the Commission consider all testimony, but postpone any action until the November 13th Commission meeting.

Three representatives of the City of Compton (Harold Duffey, City Manager; Douglas Sanders, City Treasurer; and Stephen Ajobiewe, City Controller) came forward. Mayor Aja Brown, who had recently arrived, came forward and was sworn in by the E.O. The Compton officials testified, commenting on the staff report, indicating that there was more up-to-date data on the City and its financial condition going forward, and that an annexation plan was contemplated which would determine what annexations would be economically feasible for the City. On that basis, they requested that the Commission delay taking action on the City of Compton Draft MSR and SOI Update at the present time. They indicated that the City is currently formulating a strategy to consider annexing territory surrounded by the City of Compton (the "islands" on the easterly side of the City) and portions of territory to the south, west, and north of the City boundaries and within the City's existing Sphere of Influence. City representatives stated that they would submit a draft outline/plan prior to the November Commission meeting, and would, further, complete their fiscal feasibility analyses within the next three months.

Mayor Brown indicated that the City is in recovery mode and had an opportunity to get back being a "hub city".

There were questions and/or comments from Commissioners Gladbach, Close, Dear, Knabe, Molina and Spence. Supervisor Yaroslavsky offered a friendly amendment accepted by Supervisor Molina, who made a motion to continue the matter one month, for a plan of action and that any further time

extension would depend on the substance of the progress report requested from the City for the November 13th Commission meeting.

[Commissioner LaBonge left at 9:46 a.m.]

The Commission took the following action:

- Continued the MSR and SOI Update for the City of Compton to the November 13, 2013 Commission Meeting, with a request that City representatives submit a draft annexation plan/outline to LAFCO staff in advance of that meeting.

MOTION:	MOLINA
SECOND:	FINLAY
AYES:	CLOSE, DEAR, FINLAY, MOLINA, PELLISSIER, SPENCE, YAROSLAVSKY, GLADBACH
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	LaBONGE
MOTION PASSES:	8/0/0

[Both Supervisor Molina and Commissioner Close left at 10:17 a.m.]

8 PROTEST HEARING(S)

The following items were called up for consideration:

- Reorganization No. 1-2000 (21-684) to Los Angeles County sanitation district No. 15 and Los Angeles County Sanitation District No. 21; Detachment from Los Angeles County Sanitation District No. 15: Annexation to Los Angeles County Sanitation District No. 15.
- Annexation No. 323 to Los Angeles County Sanitation District No. 14.
- Annexation No. 375 to Los Angeles County Sanitation District No. 14.

The protest hearings were opened to receive testimony. There being no testimony, the protest hearings were closed.

The Commission took the following combined protest hearings under one action:

- Ordered Reorganization No. 1-2000 (21-684) to Los Angeles County Sanitation District No. 15 and Los Angeles County Sanitation District No. 21; Detachment from Los Angeles County Sanitation District No. 15: Annexation to Los Angeles County Sanitation District No. 15; Resolution No. 2013-16PR.
- Ordered Annexation No. 323 to Los Angeles County Sanitation District No. 14; Resolution No. 2013-17PR.

- Ordered Annexation No. 375 to Los Angeles County Sanitation District No. 14; Resolution No. 2013-18PR.

MOTION: DEAR
SECOND: PELLISSIER
AYES: BROGIN (ALT. FOR CLOSE), DEAR, FINLAY, KNABE (ALT. FOR MOLINA), PELLISSIER, SPENCE, YAROSLAVSKY, GLADBACH
NOES: NONE
ABSTAIN: NONE
ABSENT: CLOSE, LABONGE, MOLINA
MOTION PASSES: 8/0/0

9 OTHER ITEMS

- a. Alternate Legal Counsel (Process).

The Commission took the following action:

- Adopted the Alternate Legal Counsel Policy.

MOTION: YAROSLAVSKY
SECOND: FINLAY
AYES: BROGIN-FALLEY (ALT. FOR CLOSE), DEAR, FINLAY, KNABE (ALT. FOR MOLINA), PELLISSIER, SPENCE, YAROSLAVSKY, GLADBACH
NOES: NONE
ABSTAIN: NONE
ABSENT: CLOSE, LaBONGE, MOLINA
MOTION PASSES: 8/0/0

9 OTHER ITEMS

- b. Alternate Legal Counsel for City of Palmdale Annexation No. 2011-19.

- Authorized the Executive Officer to engage Nancy Miller of Miller & Owen as Alternate Legal Counsel to LAFCO relative to City of Palmdale Annexation No. 2011-19.

MOTION: KNABE (ALT. FOR MOLINA)
SECOND: SPENCE
AYES: BROGIN-FALLEY (ALT. FOR CLOSE), DEAR, FINLAY, KNABE (ALT. FOR MOLINA), PELLISSIER, SPENCE, YAROSLAVSKY, GLADBACH
NOES: NONE
ABSTAIN: NONE

ABSENT: CLOSE, LaBONGE, MOLINA
MOTION PASSES: 8/0/0

9 OTHER ITEMS

c. Presentation of Service Pins.

Chair Gladbach presented service pins to two Commissioners. Supervisor Knabe, who was appointed in 1999, received a 15-year service pin. Commissioner Spence, who was appointed in 2010, received a dedicated service pin.

10 COMMISSIONER'S REPORT

(None).

11 EXECUTIVE OFFICER'S REPORT

The E.O. provided a copy of the Santa Clarita Valley News to all Commissioners. The article recognized Chair Gladbach for receiving the CALAFCO Outstanding Commissioner Award.

The E.O. congratulated Commissioner Brogin-Falley, who was named a "Woman Achiever" by Business Life magazine. Commissioners were provided a copy of the article.

The E.O. reported that the Independent Special District Selection Committee convened on Monday, October 7th, to fill the vacant position of the Alternate Special District Member. Due to a lack of quorum at the meeting, the E.O. stated he would proceed to conduct the election by mail. Given the time required for nominations and voting, the E.O. does not expect to fill the vacancy until February or March of 2014.

The E.O. provided all Commissioners a copy of the September 2013 CALAFCO Quarterly newsletter.

The E.O. noted that the Agenda Package included a letter from the Special District Risk Management Authority congratulating LAFCO for another year with no workers compensation claims. As noted in the letter, LAFCO has had no claims filed within the past 5 years.

12 PUBLIC COMMENT

(None).

13 FUTURE MEETINGS

November 13, 2013

~~December 11, 2013 (Canceled)~~

January 8, 2014

14 FUTURE AGENDA ITEMS

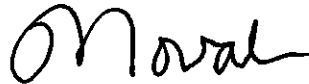
(None).

Minutes
October 9, 2013
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15 ADJOURNMENT MOTION

On motion of Commissioner Finlay, seconded by Commissioner Dear, the meeting was adjourned at 10:25 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Novak", with a stylized, cursive script.

Paul A. Novak, AICP
Executive Officer

L: minutes 2013\10-09-13

3:05 PM

10/31/13

Accrual Basis

LAFCO 03 REGISTER REPORT October 2013

Type	Date	Num	Name	Memo	Amount	Balance
10000 Cash Unrestricted						
10003 Operating Account						
Bill Pmt -Check	10/3/2013	6853	Office Depot*		-124.76	-124.76
Bill Pmt -Check	10/3/2013	6854	Accountemps		-329.82	-454.58
Bill Pmt -Check	10/7/2013	6855	Alliant Insurance Inc.	SLIP 9/29/2013 - 9/29/2014	-41,508.24	-41,962.82
Bill Pmt -Check	10/7/2013	6856	Edward J. Gladbach	Travel 8/28 - 8/31/2013	-1,549.71	-43,512.53
Bill Pmt -Check	10/8/2013	6857	Accountemps	Cust#00490-001923000, ...	-98.25	-43,610.78
Bill Pmt -Check	10/8/2013	6858	Certified Records Ma...	Cust#00271, 10/01/13-10/...	-216.84	-43,827.62
Bill Pmt -Check	10/8/2013	6859	CoreLogic	Acct#200-694038-RR6575...	-28.92	-43,856.54
Bill Pmt -Check	10/8/2013	6860	County Counsel	Legal Services: August 2013	-3,896.91	-47,753.45
Bill Pmt -Check	10/8/2013	6861	LACERA	Larry J. Calemine, Septem...	-540.39	-48,293.84
Bill Pmt -Check	10/8/2013	6862	Office Depot*	Acct#32368442	-27.30	-48,321.14
Bill Pmt -Check	10/8/2013	6863	Patricia Knoebl-Wood*	Reimbursement expenses	-91.89	-48,413.03
Bill Pmt -Check	10/8/2013	6864	Paul A. Novak		-103.19	-48,516.22
Bill Pmt -Check	10/8/2013	6865	Registrar-Recorder/C...	Annexation 89-LA County ...	-75.00	-48,591.22
Bill Pmt -Check	10/8/2013	6866	Ricoh Americas Corp	036-0027688-000	-1,566.39	-50,157.61
Bill Pmt -Check	10/15/2013	6867	Accountemps	Cust#00490-001923000, ...	-119.30	-50,276.91
Bill Pmt -Check	10/15/2013	6868	CTS Glendale	LAFCO Monthly Service: ...	-550.00	-50,826.91
Bill Pmt -Check	10/15/2013	6869	MetLife*	Policy#211130483 US, Ju...	-345.33	-51,172.24
Bill Pmt -Check	10/15/2013	6870	Office Depot*	Acct#32368442	-234.97	-51,407.21
Check	10/15/2013	DM	Ambar De La Torre	Salary, October 15, 2013	-1,656.08	-53,063.29
Check	10/15/2013	DM	Douglass Dorado	Salary, October 15, 2013	-2,455.75	-55,519.04
Check	10/15/2013	DM	Michael E. Henderson	Salary, October 15, 2013	-1,934.70	-57,453.74
Check	10/15/2013	DM	Patricia Knoebl-Wood	Salary, October 15, 2013	-1,118.57	-58,572.31
Check	10/15/2013	DM	Paul A. Novak	Salary, October 15, 2013	-4,317.15	-62,889.46
Check	10/15/2013	DM	Alisha O'Brien	Salary, October 15, 2013	-1,746.92	-64,636.38
Check	10/15/2013	DM	June D. Savala	Salary, October 15, 2013	-3,709.82	-68,346.20
Check	10/15/2013	DM	ADP	October 15, 2013 payroll	-133.28	-68,479.48
Check	10/15/2013	DM	Federal Tax Deposit	October 15, 2013 payroll	-4,225.21	-72,704.69
Check	10/15/2013	DM	State Income Tax	October 15, 2013 payroll	-1,065.70	-73,770.39
Bill Pmt -Check	10/15/2013	6874	ATT	VOID: Acct#990566760, 0...	0.00	-73,770.39
Bill Pmt -Check	10/15/2013	6875	Mail Finance	VOID: N07061692D, 12-N...	0.00	-73,770.39
Bill Pmt -Check	10/15/2013	6876	Motor Parks	VOID: Cust#025-001, Nov...	0.00	-73,770.39
Bill Pmt -Check	10/15/2013	6877	Office Depot*	VOID:	0.00	-73,770.39
Bill Pmt -Check	10/15/2013	6878	Robert Half Internatio...	VOID: Cust#00490-00192...	0.00	-73,770.39
Bill Pmt -Check	10/17/2013	6871	June Savala	Reimbursement: CALAFC...	-40.00	-73,810.39
Bill Pmt -Check	10/17/2013	6872	TelePacific Communi...	Acct#120143, 10/09/13-11...	-542.18	-74,352.57
Bill Pmt -Check	10/17/2013	6873	Tropical Interior Plants	September 2013	-100.00	-74,452.57
Check	10/18/2013	4270...	ADP	EZ Labor Manager - Octob...	-52.50	-74,505.07
Transfer	10/22/2013			Funds Transfer	100,000.00	25,494.93
Bill Pmt -Check	10/24/2013	6879	80 South Lake LLC	N0000758-1	-6,498.17	18,996.76
Bill Pmt -Check	10/24/2013	6880	ATT	Acct#990566760, 09/10/1...	-385.31	18,611.45
Bill Pmt -Check	10/24/2013	6881	Bank of America*	Acct#4024 4210 0091 511...	-1,474.10	17,137.35
Bill Pmt -Check	10/24/2013	6882	County Counsel	Legal Services: Septembe...	-2,521.53	14,615.82
Bill Pmt -Check	10/24/2013	6883	Mail Finance	N07061692D, 12-Nov-13 t...	-126.42	14,489.40
Bill Pmt -Check	10/24/2013	6884	Motor Parks	Cust#025-001, November ...	-595.00	13,894.40
Bill Pmt -Check	10/24/2013	6885	Office Depot*		-204.43	13,689.97
Bill Pmt -Check	10/24/2013	6886	Robert Half Internatio...	Cust#00490-001923000, ...	-340.00	13,349.97
Check	10/30/2013	DM	Ambar De La Torre	Salary, October 30, 2013	-1,656.07	11,693.90
Check	10/30/2013	DM	Douglass Dorado	Salary, October 30, 2013	-2,455.75	9,238.15
Check	10/30/2013	DM	Michael E. Henderson	Salary, October 30, 2013	-1,934.70	7,303.45
Check	10/30/2013	DM	Patricia Knoebl-Wood	Salary, October 30, 2013	-1,231.31	6,072.14
Check	10/30/2013	DM	Paul Novak	Salary, September 16-30, ...	-4,317.15	1,754.99
Check	10/30/2013	DM	June D. Savala	Salary, October 30, 2013	-3,709.82	-1,954.83
Check	10/30/2013	DM	Federal Tax Deposit	October 30, 2013 payroll	-4,168.75	-6,123.58
Check	10/30/2013	DM	State Income Tax	October 30, 2013 payroll	-1,059.22	-7,182.80
Bill Pmt -Check	10/31/2013	6887	Accountemps	Cust#00490-001923000, ...	-224.56	-7,407.36
Bill Pmt -Check	10/31/2013	6888	California Special Dis...	7986	-1,005.00	-8,412.36
Bill Pmt -Check	10/31/2013	6889	Daily Journal		-176.50	-8,588.86
Bill Pmt -Check	10/31/2013	6890	Neofunds	Acct#7900 0445 2259 1290	-500.00	-9,088.86
Bill Pmt -Check	10/31/2013	6891	Office Depot*	Acct#32368442	-83.34	-9,172.20
Bill Pmt -Check	10/31/2013	6892	Registrar-Recorder/C...	Annexation 411, Dist #14	-75.00	-9,247.20
Bill Pmt -Check	10/31/2013	6893	Robert Half Internatio...	Cust#00490-001923000, ...	-446.25	-9,693.45
Deposit	10/31/2013			Deposit	142.30	-9,551.15
Check	10/31/2013	DM	ADP	Payroll fees - October 30, ...	-120.47	-9,671.62
Total 10003 Operating Account					-9,671.62	-9,671.62

Type	Date	Num	Name	Memo	Amount	Balance
Total 10000 Cash Unrestricted					-9,671.62	-9,671.62
TOTAL					-9,671.62	-9,671.62

AGENDA ITEM NO. 6g - November 13, 2013
PENDING APPLICATIONS AS OF November 13, 2013

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
1	DD	Annexation No. 2007-04 City of Industry	City of Industry	Annexation of 14.8 acres to the City of Industry. The subject territory consists principally of a street right-of-way along Valley Blvd., between Morningside Drive and the City of Industry and City of Pomona boundary line.	The City and County have been involved in ongoing negotiations. There has been no agreement to date. 7-29-12 Troy Helling indicated the City Engineer wants to move forward. Working with Industry, Pomona, and County to amend Ordinance 100000.	1/4/2007	Unknown
2	DD	Annexation No. 2007-05 City of Long Beach (Rancho Dominguez)	City of Long Beach	Request for annexation of 880 acres to the City of Long Beach. The proposed area is located in the Rancho Dominguez/Alameda Industrial area, east of Alameda Street, north of Del Amo Blvd., west of the 710 Freeway, and south of the 91 Freeway.	The City and County have been involved in ongoing negotiations. There has been no agreement to date. \$1500 assessor check never cashed.	1/10/2007	Unknown
3	AAO	Annexation No. 2003-08(40-23/4-103) to Los Angeles County Waterworks District No. 40	LA County Waterworks District 40	Annex 19.69 acres of land located at the NE corner of Ave N and 55th St W in the City of Palmdale. 43 single family homes have been constructed.	District been providing service since 2003. Need to send approved Map & Legal to request new register voter/address info. Received letter from the assessor on 09/19/12.	11/4/2003	Unknown
4	AAO	Annexation 2006-12 to Los Angeles County Waterworks District No. 40	Land Resource Investors	Annex 20 acres of vacant land located at the northeast corner of Avenue J and 37th Street East, City of Lancaster. Will be developed into 80 single family homes.	Missing "will serve" letter. Pending tax transfer resolution.	5/15/2006	Unknown
5	AAO	Annexation No. 2006-46 to Los Angeles County Waterworks District No. 40	New Anaverde, LLC	Annex 1,567 acres of vacant land located near Lake Elizabeth Road and Avenue S in the city of Palmdale. Will be developed into 313 single family home.	Missing "will serve" letter. Pending tax transfer resolution.	10/5/2006	Unknown
6	AAO	Annexation No. 2011-17 (2006-50) to Los Angeles County Waterworks District No. 40	Behrooz Haverim/Kamyar Lashgari	Annex 20.62 acres of vacant land located south of Avenue H between 42nd Street West and 45th Street West in the City of Lancaster. To be developed into single family homes	Missing "will serve" letter. Pending tax transfer resolution.	12/1/2006	Unknown
7		Annexation No. 2007-18 to Los Angeles County Waterworks District No. 40	Michael Roach/LACWD	Annex 130.29 acres of inhabited located between Avenue K & K-8 and between 30th and 35th Streets East, in the City of Lancaster.	District has been serving area since 90's. Have tax resolution. Deemed Categorical Exemption. Map & Legal pending review. Need to send approved Map & Legal to request new register voter/address info.	8/10/2007	Unknown
8	AAO	Annexation No. 2007- 29 to Quartz Hill Water District - SOI amendment	Kimberly Juday	Annex 5.08 acres of vacant land located at NEC of Avenue L-12 & 37th Street West, in the City of Lancaster. Future development of 7 single family homes	Applicant working on CEQA with city, pending approval of tax resolution, in redevelopment area	1/4/2008	Unknown
9	AAO	Annexation 2008-13 to Los Angeles County Waterworks District No. 40	Lancaster School Dist	Annex 20.47 acres of vacant land located 2 miles west of the Antelope Valley frw. And the nearest paved major streets are ave. H. And Ave. I, in the City of Lancaster. For future construction of a school.	Pending approval of tax resolution. Missing "will serve" letter. Sent email to M Roach re: status of tax resolution 12/17/12.	9/22/2008	Unknown
10	AAO	Annexation No. 2008-09 to Los Angeles County Waterworks District No. 37	Watt Enterprises LTD	Annex 272 Acres vacant land located on Escondido Canyon Road (area B) and Hubbard Road (area A) Angeles Forest Highway and Vincent Road	Missing CEQA. Missing "will serve" letter. Sent email to M. Roach re: status of tax resolution 12/31/13.	12/5/2008	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
11	AAO	Reorganization 2009-16 to County Waterworks District No. 29	M.H.A.B. Trust/ Water works Dist. 29	Detach 58 acres of uninhabited territory from Las Virgenes Municipal Water District and annex same said territory to Los Angeles County Waterworks District No. 29 and West Basin Municipal Water District. The project includes future construction of 5 homes. The project site is located north of Palm Canyon Lane between Cross Creek Road and Serra Road, in unincorporated county territory adjacent to Malibu.	Missing "will serve" letter. Pending approval of tax resolution.	12/28/2009	Unknown
12	DD	City of Calabasas Annexation 2010-03 (Mountain View Estates)	City of Calabasas	840 acres located between Ventura County Boundary on the north & the Ventura Freeway (State Route 101) on the south, east of Las Virgenes Rd. & west of the City of Hidden Hills. Major streets & highways are Mureau Rd. & the Ventura Freeway on the south & Thousand Oaks Blvd. which enters the proposed area from the west.	Pending approval of tax resolution	3/22/2010	Unknown
13	AAO	Reorganization 2010-04 Los Angeles County Waterworks District No. 29	Malitex Partners, LLC	Detach 88 acres of vacant land from the Las Virgenes Municipal Water District and annex same said territory to Los Angeles County Waterworks District No. 29 and West Basin Municipal Water District. The project includes future construction of three homes and dedicates open space. The project site is located north of Pacific Coast Highway at the end of Murphy Way, in the unincorporated area adjacent to Malibu.	Missing "will serve" letter. Received Tax Resolution 12-29-11. Pete McCawley is working on EIR (3-6 month lead time) 09/25/12.	6/9/2010	Unknown
14	DD	City of Palmdale Annexation 2010-05	City of Palmdale	49.6 acres located adjacent to residential properties to the southwest, southeast, and separated by the Amargosa Creek to the north.	Pending approval of tax resolution	10/25/2010	Unknown
15	DD	City of Palmdale Annexation 2011-07 (2008-02)	City of Palmdale	20 acres of uninhabited land east of 11th Street West, between Avenue O-4 and Avenue N-12, in the unincorporated area adjacent to the City of Palmdale.	Pending approval of tax resolution. County want city to annex entire island, landowner not interested	4/13/2011	Unknown
16	AAO	Reorganization 2011-16 (Tesoro del Valle)	NCWD/CLWA	801.53 acres regional access is provided via Interstate 5 (1-5) for north/south travelers from the east, and State Route 126 (SR-126) for travelers from the west. The existing local thoroughfare that provides access to the proposed area is Copper Hill Drive, which can be accessed directly from Tesoro del Valle Drive or Avenida Rancho Tesoro.	Pending approval of tax resolution. NCWD/CLWA are still in negotiations. No agreement yet. 09/19/12	5/5/2011	Unknown
17	AD	Reorganization No. 2007-02 (15-289)	Sanitation Districts	15.146 acres located east of Azusa Ave between Fairgrove Ave and Aroma Drive, all within the City of West Covina	Protest Hearing-Nov 2013	8/29/2011	Nov-2013
18	DD	City of Los Angeles Annexation 2011-27	Forestar Group	685 acres of uninhabited territory located east of Browns Canyon Road and northwest of Mason Ave, in the unincorporated area just north of the City of Los Angeles.	Received incomplete application 12-8-11, received more 2-13-12, sent out notice 2-15-12. City of LA is working on CEQA	12/8/2011	Unknown
19	AD	Annexation 410 District No. 22	Sanitation Districts	4.720 Acres Parcel 1, is located approx. 700 ft Southeast from intersection of Arrow Hwy. & Cataract Ave; Parcel 2 is located on Arrow Hwy. approx. 60 feet east of Cataract Avenue, all within the City of San Dimas. (C)	Hearing-October 2013	12/6/2011	Nov-2013
20	AD	Annexation 411 District No. 14	Sanitation Districts	27.498 Acres located on the northwest corner of Avenue N-8 and 50th Street West, all within the City of Palmdale. (H)	Hearing-November 2013	12/6/2011	Jan-2014
21	DD	City of Carson Annexation 2011-25 (Rancho Dominguez)	City of Carson	1,710 acres located south of the 91 Freeway, west of the 710 Freeway, north of Del Amo Blvd., and east of Wilmington Ave.	New application.	12/27/2011	Unknown
22	AD	Annexation 56 District No. 2	Sanitation Districts	1,520 acres located at Ferina Street, approximately 350 feet east of Studebaker Road, all within the City of Norwalk. (H)	Hearing-November 2013	1/3/2012	Jan-2014
23	AD	Annexation 703 District No. 21	Sanitation Districts	3,714 acres located on Puddingstone Drive approximately 200 feet east of Raging Waters Drive, all within the City of San Dimas. (H)	Hearing-November 2013	1/3/2012	Jan-2014
24	AD	Annexation 713 District No. 21	Sanitation Districts	1,291 acres located on Puddingstone Drive approximately 800 feet west of Walnut Avenue, all within the City of San Dimas. (H)	Pending	1/3/2012	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
25	AAO	Annexation 378 District No. 22	Sanitation Districts	1.942 acres on Cannon Avenue approximately 200 feet north of Rebecca Drive, all within the City of San Dimas. (C)	Hearing-November 2013	1/3/2012	Dec-2013
26	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1059	Sanitation Districts	802.540 acres located approximately 3,900 feet north of Soledad Canyon Road and directly west of Sierra Highway, within unincorporated Los Angeles County and the City of Santa Clarita. (H)	Pending	1/24/2012	Unknown
27	AAO	Annexation 414 District No. 22	Sanitation Districts	0.570 acres located on the northwest corner of Aldersgate Drive and Wheeler Avenue, all within the City of La Verne. (C)	Hearing-November 2013	2/6/2012	Dec-2013
28	AD	Annexation 28 District No. 16	Sanitation Districts	1.680 acres located at the terminus of Trevan Road approximately 200 feet south of Villa Knolls Drive, all within unincorporated Los Angeles County. (C)	Pending	2/6/2012	Unknown
29	AD	Annexation 291 District No. 15	Sanitation Districts	6.782 acres located on Ringrove Drive and the terminus of Galecrest Avenue, all within unincorporated Los Angeles County. (H)	Pending	3/19/2012	Unknown
30	AD	Annexation 52 District No. 18	Sanitation Districts	6.699 acres located on Pellissier Road approximately 200 feet west of Pearson Avenue, all within unincorporated Los Angeles. (C)	oct agenda	3/19/2012	Nov-2013
31	DD	City of Palmdale Annexation 2011-19	City of Palmdale	405 acres of uninhabited territory located between Palmdale Blvd and Ave S and 80th and 85th Street East.	Sent out Notice 3-22-12, pending approval of tax resolution.	3/8/2012	Unknown
32	AD	Annexation 706 District No. 21	Sanitation Districts	0.779 acres located on Foothill Boulevard approximately 200 feet north of Towne Center Drive, all within the City of La Verne. (H)	Pending	4/16/2012	unknown
33	AD	Annexation 55 District No. 2	Sanitation Districts	1.108 acres located at the southeast corner of the intersection of Noakes Street and Indiana Street, all within the City of Los Angeles. (C)	Pending	4/16/2012	unknown
34	AD	Annexation 733 District No. 21	Sanitation Districts	1.195 acres located on Towne Avenue approximately 150 feet south of Hillsdale Drive, all within the City of Claremont. (C)	oct agenda	4/16/2012	Nov-2013
35	AD	Annexation 416 District No. 22	Sanitation Districts	1.390 acres located on De Anza Heights Drive approximately 700 feet east of Walnut Avenue, all within the City of San Dimas. (C)	nov agenda	4/16/2012	Dec-2013
36	AD	Annexation 292 District No. 15	Sanitation Districts	2.926 acres located on Hacienda Boulevard approximately 150 feet southeast of Sandy Hook Avenue, all within the City of La Puente. (C)	nov agenda	4/16/2012	Dec-2013
37	AD	Annexation 82 District No. 20	Sanitation Districts	240.860 acres located at the Southwest corner of Avenue S and 70th Street East, all within the City of Palmdale. (H)	Pending	6/7/2012	Unknown
38	AD	Annexation 398 District No. 14	Sanitation Districts	2.531 acres located on 10th Street West approximately 500 feet north of Avenue O all within unincorporated Los Angeles County. (C)	nov agenda	6/7/2012	Dec-2013
39	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1026	Sanitation Districts	70.876 acres located on Sierra Hwy approx 3,000 feet NW of the intersection of Soledad Canyon Road and Sand Canyon Road, within the City of Santa Clarita. (H)	Pending	6/25/2012	Unknown
40	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1060	Sanitation Districts	2905 acres located on Sierra Hwy between Raquet Club Court & Dolan Way, within the City of Santa Clarita. (C)	Pending	6/26/2012	Unknown
41	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1061	Sanitation Districts	1,621 Acres located on Newhall Ave approx 600 feet NW of Meadow Ridge Drive, within the City of Santa Clarita. (H)	Pending	6/26/2012	Unknown
42	AD	Annexation 416 District No. 16	Sanitation Districts	0.534 Acres located on 50th Street West approximately 250 feet south of Columbia Way, all within unincorporated Los Angeles County. (C)	Pending	8/7/2012	Unknown
43	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1062	Sanitation Districts	1.394 Acres located on Oak Avenue approximately 200 feet north of Soledad Canyon Road, all within the City of Santa Clarita. (C)	Pending	9/24/2012	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
44	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1063	Sanitation Districts	0.252 Acres located on Alderbrook Drive at its intersection with 12th Street, Placeritos Boulevard, and Hacienda Lane, all within the City of Santa Clarita. (C)	Pending	9/24/2012	Unknown
45	AD	Annexation 14-415 (reorg 2012-02)	Sanitation Districts	15,298 Acres located at the intersection of Rancho Vista Boulevard/Avenue P and 25th Street West, all within the City of Palmdale. (H)	Pending	10/30/2012	Unknown
46	AD	Annexation 21 District No. 734	Sanitation Districts	1,376 acres located on the NW corner of Padua Ave and Miramar Dr, all within the City of Claremont. (C)	Pending	11/8/2012	Unknown
47	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1064	Sanitation Districts	266 acres located on Sand Canyon Rd at intersection with Mandalay Rd, in City of Santa Clarita. (C)	Pending	11/29/2012	Unknown
48	AD	Annexation 2 District No. 1	Sanitation Districts	0.0152 acres located on 93rd street approximately 200 feet East of Broadway in the City of Los Angeles. (H)	Pending	11/29/2012	Unknown
49	AAO	Annexation 2012-19 Walnut Valley Water District	Walnut Valley Water District	550.52 acres: Northwestern portion of City of Walnut, Recently developed hillside surrounded by housing developments to the North and East, fronted by Amar Rd on the South and an existing closed landfill on the West.	Pending approval of tax resolution	1/3/2013	Unknown
50	AD	Annexation 417 District No. 22	Sanitation Districts	1,158 acres located on Via Romales approximately 200 feet south of Camino Del Sur, all within the city of San Dimas. (H)	Pending	1/9/2013	Unknown
51	AAO	Annexation 2012-09 County Waterworks District No. 40	LA County Waterworks District 40	239.85 acres in the location of the Antelope Valley Fairgrounds. Bordered by commercial properties and vacant land. The remainder of the proposed annexation area consists of residential tracts of single family homes, and are bordered by other residential tracts and by vacant land.	Protest Hearing-Nov 2013	1/31/2013	Nov-2013
52	AAO	Annexation 2012-10 County Waterworks District No. 40	LA County Waterworks District 40	The area is bordered on the North, South and West by existing residential tracts comprised of single family residences. Directly to the east is a corridor of vacant land.	Pending approval of tax resolution	1/31/2013	Unknown
53	AAO	Annexation 2012-11 County Waterworks District No. 40	LA County Waterworks District 40	The proposed annexation areas consists of residential tracts of single family homes, and are bordered by other residential tracts and by vacant land.	Public Hearing- Nov 2013	1/31/2013	Jan-2014
54	AAO	Annexation 2012-12 County Waterworks District No. 40	LA County Waterworks District 40	The proposed annexation areas consists of residential tracts of single family homes, are bordered by other residential tracts and by vacant land.	Pending approval of tax resolution	1/31/2013	Unknown
55	AAO	Annexation 2012-13 County Waterworks District No. 37	LA County Waterworks District 37	The proposed annexation areas consists of residential tracts of single family homes on large lots, are are bordered by other residential tracts and by vacant land.	Pending approval of tax resolution	1/31/2013	Unknown
56	AAO	Annexation 2012-01 County Waterworks District No. 40 (Antelope Valley Christian Ctr)	LA County Waterworks District 40	Southwest corner of 30th St. East and Avenue K-8, APN 3170-008-001. Also known as the North 1/2 of the Southeast 1/4 of Section 30, Township 7 North, Range 11 West, San Bernardino Meridian.	Pending approval of tax resolution	2/20/2013	Unknown
57	AD	Annexation 418 District No. 22	Sanitation Districts	Located on Hicrest Road approximately 200 feet North of Yucca Ridge Road, all within the City of Glendora. (C)	Pending	3/11/2013	Unknown
58	AAO	Reorganization No. 2013-01 to Newhall County Water District (Castaic High School)	Newhall County Water District	Detach from Los Angeles County Waterworks District No. 36, Val Verde and annex to Newhall County Water District. Located at the northwest corner of Romero Canyon Road and Canyon Hill Road, in the unincorporated community of Castaic.	Pending approval of tax resolution	4/3/2013	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
59	AD	Annexation 736 District No. 21	Sanitation Districts	475.28 acres located on Stephens Ranch Road north of the intersection with Golden Hills Road, all within unincorporated Los Angeles County. (H)	Pending	4/15/2013	Unknown
60	AD	Annexation 737 District No. 21	Sanitation Districts	1.491 acres has two parcels. Parcel 1 is located on the northeast corner of Moraine Avenue and Lamontette Street; Parcel 2 is located at the terminus of Moraine Avenue, all within the City of Claremont. (C)	Pending	5/16/2013	unknown
61	DD	City of Santa Clarita Annexation 2013-03 (North Saugus)	City of Santa Clarita	The application involves approximately 826.23 acres of uninhabited, unincorporated territory. The subject territory is generally located north of Copperhill Drive, and adjacent to Blue Cloud Road with a portion of the site within the Angeles National Forest.	Pending approval of tax resolution	5/7/2013	unknown
62	DD	Reorganization No. 2013-04 City of Rolling Hills	City of Rolling Hills	The application involves approximately .54 acres of uninhabited territory. The subject territory is generally located at the intersection of Silver Spur Road and Crenshaw Blvd in the City of Rolling Hills.	Sent out notice 6-27-13, pending approval of tax resolution.	6/26/2013	unknown
63	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1066	Sanitation Districts	197.956 Acres located south of Harp Canyon Road at the east and west sides of Romero Canyon Road, all within unincorporated area of Los Angeles County. (C)	Pending	7/3/2013	Unknown
64	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1036	Sanitation Districts	7.392 acres has two parcels. Parcel 1 is on Sand Canyon Road at its intersection with Comet Way, Parcel 2 is located on Sand Canyon Road approximately 400 feet south of Comet Way, all within the City of Santa Clarita. (C)	Pending	7/3/2013	Unknown
65	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1058	Sanitation Districts	3.043 acres located on Sand Canyon Road approximately 400 feet north of Comet Way, all within the City of Santa Clarita. (C)	Pending	7/3/2013	Unknown
66	AD	Annexation 738 District No. 21	Sanitation Districts	4.035 acres located at the southwest intersection of Baseline Road and Monte Vista Avenue, all within the City of Claremont. (H)	Pending	7/9/2013	Unknown
67	DD	Annexation No. 2013-05 to the City of Covina	City Ventures	.07 acres located west of Citrus Ave, between Covina Blvd. and Cypress Ave, adjacent to the City of Covina.	Sent out notice 7-8-13	7/8/2013	Unknown
68	DD	Annexation No. 2013-06 to the City of Los Angeles (Jordan Downs)	City of Los Angeles	41.72 acres located along Alameda St between East 97th Street and East 103rd Street, adjacent to the City of Los Angeles.	Sent out notice 9-3-13	8/28/2013	Unknown

Staff Report

November 13, 2013

Agenda Item No. Number 7.a.

Municipal Service Review (MSR) and Sphere of Influence (SOI) Update for the City of Compton (Continued public hearing from October 9, 2013 Meeting)

At your October 9th Meeting, the Commission took testimony in the public hearing, and then continued the MSR and SOI Update to allow for the City of Compton to submit a preliminary annexation plan/schedule to address possible Compton annexation of areas in the City's SOI.

This staff report supplements an MSR and SOI Update to reflect additional information from the October 9, 2013 meeting as well as information received since that meeting.

Background – Competing Applications

At the time of the October 9th meeting, two cities, Long Beach and Carson, had filed applications with LAFCO to annex unincorporated territory in the portion of Compton's SOI known as Area 7 (Rancho Dominguez):

- The City of Long Beach filed the application for City of Long Beach Annexation No. 2007-05 (to annex a portion of Rancho Dominguez) on January 10, 2007. Subsequent to your October 9th Commission Meeting, the City of Long Beach sent LAFCO a letter withdrawing its application (copy enclosed).
- The City of Carson filed the application for City of Carson Annexation No. 2011-25 (to annex all of Rancho Dominguez) on December 27, 2011. This application is incomplete, as County and City representatives have yet to finalize the terms of a property tax transfer. Upon receipt of the tax transfer resolutions, staff would issue a Certificate of Filing, provide public notice, and schedule the application before the Commission. County and City representatives met recently and both report that negotiations are ongoing.

Submittal from the City of Compton

On Thursday, October 31st, Compton's City Manager submitted a memorandum entitled "Annexation Program for the City of Compton" (copy enclosed).

Analysis of Compton's Submittal:

Staff has reviewed the "Annexation Program for the City of Compton" and has the following observations:

- Compton's submittal includes a multi-phased approach to annexing various areas within their SOI. Although staff would prefer that Compton file annexation applications earlier than the February 2015 date proposed in its submittal, the City's proposed schedule nevertheless represents a reasonable and deliberate approach to future annexations.
- Compton's submittal proposes to offset annexation of the islands—which Compton believes cost more in terms of services than they generate in revenues—by annexing all or a portion of Rancho Dominguez in Area 7—which Compton believes generate more in revenues than it costs in services. For future annexations, Compton wants to “balance” annexations in Areas 1 (north and west of the City) and 6 (west of the City) by including both residential and non-residential areas. Staff reiterates that this is a reasonable, sound approach to future annexations for the City of Compton.
- For the “future phases” involving Areas 1 and 6, staff concurs with Compton's approach, which is to annex, concurrently, areas that produce substantial sales and property taxes (generally the commercial/retail and industrial areas) with those areas where the costs of providing services is substantially higher (generally the single-family areas). This balanced approach would protect Compton against incurring any future obligations which it cannot afford.

Additional Considerations:

There are some additional issues for the Commission to consider:

- Staff concurs with Compton representatives that the City has made significant strides in terms of addressing budget shortfalls and improving the fiscal health of the City. City officials have demonstrated a concerted desire to remedy long-standing economic challenges and, importantly, to also be more open, transparent, and accessible to the public.
- Many future annexations that have been discussed are likely to include inhabited territory. In the case of inhabited territory, which is any area with 12 or more registered voters, both landowners and registered voters have the ability to protest the Commission's decision. And even for uninhabited areas, those with less than 12 registered voters, the landowners have protest rights. Given the protest rights, these annexations may or may not be completed (there is an exception for certain defined “islands,” discussed below).
- Of the four “islands” on the east side of Compton, only three (Areas 3, 4, and 5) are less than 150 acres in size, and therefore meet the definition of an island which can be annexed without protest proceedings (pursuant to Government Code Sections 56375.3); Compton could annex these areas, and landowners and voters would not have any right to protest. Because Area 2 is 347.9 acres, it is too large to be considered under Section

56375.3; were the Commission to receive an application and then approve the annexation to annex Area 2 to Compton, landowners and registered voters would have the right to protest that determination. Again, given the protest rights, the annexation of Area 2 may or may not be completed.

Additional Correspondence

The East Rancho Dominguez Neighborhood Association, which is composed of residents, landowners, and business-owners in the four “island” areas in Compton’s SOI (Areas 2, 3, 4, and 5), submitted a letter concerning the proposed SOI Update for the City of Compton. In the letter, the Association voices its opposition to being annexed into the City of Compton, and requests that the Commission remove Areas 2, 3, 4, and 5 from the Compton SOI. A copy of the Association’s letter is enclosed.

California Environmental Quality Act (CEQA)

MSRs are feasibility and planning studies for possible future actions that have not been approved, adopted, or funded. The preparation and adoption of an MSR is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15262.

As set forth in State CEQA Guidelines section 15061, adoption of the SOI Update is not subject to the California Environmental Quality Act (CEQA) because it can be seen with certainty that there is no possibility that the Municipal Service Review and Sphere of Influence Update will have a significant effect on the environment. These recommendations are not a project for purposes of CEQA because they are organizational activities of governments with no direct nor indirect effects on the physical environment, pursuant to Section 15378(b) of the State CEQA Guidelines.

Staff Recommendation:

The combination of oral testimony by Compton representatives at your October meeting, and written submissions from the City, and discussions with City staff, in concert with the detailed work program identified in City’s Annexation Memorandum, as well as the withdrawal of the City of Long Beach annexation proposal for a portion of Area 7 (Rancho Dominguez), present changed facts and have provided staff with a wealth of new information to consider in formulating its recommendation on this SOI Update. Given this additional input, staff is recommending that the Commission re-adopt the existing SOI for the City of Compton. The arguments put forth by Compton officials provide sufficient justification for leaving Area 7 (Rancho Dominguez) within Compton’s SOI at this time.

Staff recommends that the Commission:

- 1) Re-open the public hearing and receive testimony on the proposed Municipal Service Review and Sphere of Influence Update;
- 2) There being no further testimony, close the public hearing;
- 3) Adopt a finding that adoption of the Municipal Service Review and Sphere of Influence Update for the City of Compton are not subject to the California Environmental Quality Act because it can be seen with certainty that there is no possibility that the adoption of the MSR and SOI Update will have a significant effect on the environment. These recommendations are not a project for purposes of CEQA because they are organizational activities of governments with no direct nor indirect effects on the physical environment, pursuant to Section 15378(b) of the State CEQA Guidelines.
- 4) Adopt the September 20, 2013 City of Compton Municipal Service Review, as updated;
- 5) Adopt the recommended determinations required for a Municipal Service Review as contained in both the staff report and the MSR, as updated, and pursuant to Government Code Sections 56430;
- 6) Adopt the recommended determinations required for the Update of the Sphere of Influence as contained in both the staff report and the MSR pursuant to Government Code Sections 56425;
- 7) Adopt the SOI Update for the City of Compton, pursuant to Government Code Section 56425, as shown on the enclosed map (Exhibit "B");
- 8) Adopt Resolution No. 2013-00 RMD as updated adopting the MSR and SOI Update for the City of Compton re-adopting the current SOI for the City of Compton.

Attachments:

Memorandum dated November 13, 2013 from the City of Compton ("Annexation Program for the City of Compton")

Letter of November 1, 2013 from the City of Long Beach withdrawing City of Long Beach Annexation No. 2007-05.

Letter of November 5, 2013 from the East Rancho Dominguez Neighborhood Association

City of Compton Municipal Service Review as updated

Staff Report from the October 9, 2013 Commission Meeting

Exhibit "A" Existing Compton City Boundary/SOI Map

Exhibit "B" Proposed Compton City Boundary/SOI Map

Correspondence from the City of Compton dated July 15, 2013 Re: June 20, 2013
Administrative Draft Compton Municipal Services Review

City of Compton Resolution 23, 811 dated July 2013 opposing reduction in Compton SOI and
directing staff to prepare an annexation plan

RESOLUTION NO. 2013-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES ADOPTING THE
MUNICIPAL SERVICE REVIEW (MSR) AND THE SPHERE OF INFLUENCE
(SOI) UPDATE FOR THE CITY OF COMPTON

WHEREAS, the Cortese-Knox-Hertzberg Local Governmental Reorganization Act of 2000 (California Government Code Section (Section) 56000 et seq) provides that a Local Agency Formation Commission (LAFCO) must adopt Spheres of Influence (SOIs) of each local governmental agency within its jurisdiction (Section 56425(a)) and that it must update, as necessary, each Sphere every five years (Section 56425(g));

WHEREAS, the SOI is the primary planning tool for LAFCO and defines the probable physical boundaries and service area of a local agency as determined by LAFCO;

WHEREAS, Section 56430 requires that in order to prepare and to update Spheres of Influence, the Commission shall conduct a Municipal Service Review prior to or in conjunction with action to update or adopt a Sphere of Influence;

WHEREAS, the Commission has undertaken the MSR and SOI Update for the City of Compton;

WHEREAS, the Executive Officer has submitted to the Commission an MSR and SOI Update, including recommendations for changes to the SOI for the City of Compton;

WHEREAS staff previously shared a previous draft MSR with representatives of the City of Compton, and has considered input from City staff as it prepared the draft MSR presented to the Commission;

WHEREAS, the MSR and SOI Update for the City of Compton contain the

determinations required by Section 56430 for the municipal services provided by the City of Compton;

WHEREAS, a map of the updated SOI of the City of Compton is attached as Exhibit "B," attached hereto and incorporated by reference herein;

WHEREAS, the Executive Officer, pursuant to Government Code Section 56427, set October 9th, 2013, as the hearing date on this MSR and SOI study proposal, and gave the required notice of public hearing pursuant to Section 56427;

WHEREAS, after being duly and proper noticed, the Commission held a public hearing on the proposal on October 9, 2013 and on November 13, 2013, and at the hearing the Commission heard and received all oral and written protests, 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 reports of the Executive Officer;

WHEREAS, for the City of Compton, and pursuant to Section 56425(d)(5), the Commission has considered the impacts of the proposed MSR and SOI Update relative to Disadvantaged Unincorporated Communities (DUCs) that are within the City of Compton's SOI;

WHEREAS, based upon staff review and the feasibility of governmental reorganization identified in Section 56425(h), staff has determined that any such reorganizations will not further the goals of orderly development and affordable service delivery, and therefore will not recommend reorganization of the City of Compton;

WHEREAS, the proposed action consists of the adoption of the MSR and adoption of an SOI for the City of Compton; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the adoption of the MSR and adoption of an SOI Update for the City of Compton were determined to be categorically exempt under Section 15061 of the State CEQA Guidelines because it can be seen with certainty that the recommended actions to re-adopt the existing SOI for the City of Compton have no possibility of having a significant adverse effect on the environment; and, in the alternative, that these recommendations are not a project for purposes of CEQA because they are organizational activities of governments with no direct nor indirect effects on the physical environment pursuant to Section 15378 of the State CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The recommended actions are exempt from CEQA as set out herein.
2. The Commission adopts the following written determinations and approves the

Sphere of Influence Update for the City of Compton:

- A. Present and planned land uses in the area: Compton is an older, stable, and largely built-out city, with more than half of the City devoted to residential uses. The city includes many established residential neighborhoods, an industrial area in the southern portion of the city, and several commercial corridors. Compton is an older community that is experiencing relatively little growth. The city is predominantly built out, with some vacant and/or under-utilized parcels available for development. No significant changes to the existing land uses are anticipated.
- B. Present and probable need for public facilities and services in the area: Over the last decade (2000 to 2010), Compton experienced a growth rate of 3.2%, slightly higher than the Los Angeles County growth rate of 3.1%. Compton is expected to add roughly 100 persons per year over the next two decades, which represents

a very modest growth increase. Given a relatively stable population, the demand for services for the city's residential population is unlikely to increase in any

significant fashion. With the elimination of its redevelopment agency, and the city's on-going budgetary challenges, increased demand associated with new construction and/or redevelopment of underutilized parcels is also anticipated to be relatively minimal.

- C. Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide: Due to various factors and circumstances, Compton is facing serious and long-term challenges relative to the City's ability to provide the same level of services it has provided in the past. The City of Compton should redouble efforts to acquire and develop new parks, with the goal of providing the 300 acres of parks that it should have pursuant to the State of California's recommended standard. The City of Compton is well-served by regional providers such as the Los Angeles Sheriff's Department, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District. These regional providers provide adequate service to City residents and business-owners, and the City of Compton should maintain positive working relationships with these agencies.
- D. Existence of any social or economic communities of interest: There are no significant social or economic communities of interest. Over time, the recent change in how members of the City Council are elected may impact how individuals or groups feel about being "connected" to City Hall by having "districted" representation on the City Council.
- E. Present and probable need for public facilities or services related to sewers, municipal and industrial water, and structural fire protection for any disadvantaged unincorporated communities within the existing and proposed SOI. Most of the unincorporated communities adjacent to the City of Compton, all of which are within Compton's SOI, meet the definition of Disadvantaged Unincorporated Communities; because these areas within the SOI will not be changed, there is no impact upon the present and probable need for public facilities related to sewers, municipal and industrial water, and fire protection.

- 3. The Executive Officer's staff report and recommendations for adoption of the MSR and adoption of an SOI Update for the City of Compton , re-adopting the existing SOI for the City of Compton, are hereby incorporated by reference and adopted.
- 4. The Executive Officer is hereby directed to add the words "SOI Adopted on November 13th, 2013" to the official LAFCO map for the City of Compton.

5. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Section 56882 of the Government Code.

PASSED AND ADOPTED this 13th day of November, 2013.

MOTION:

SECOND:

AYES:

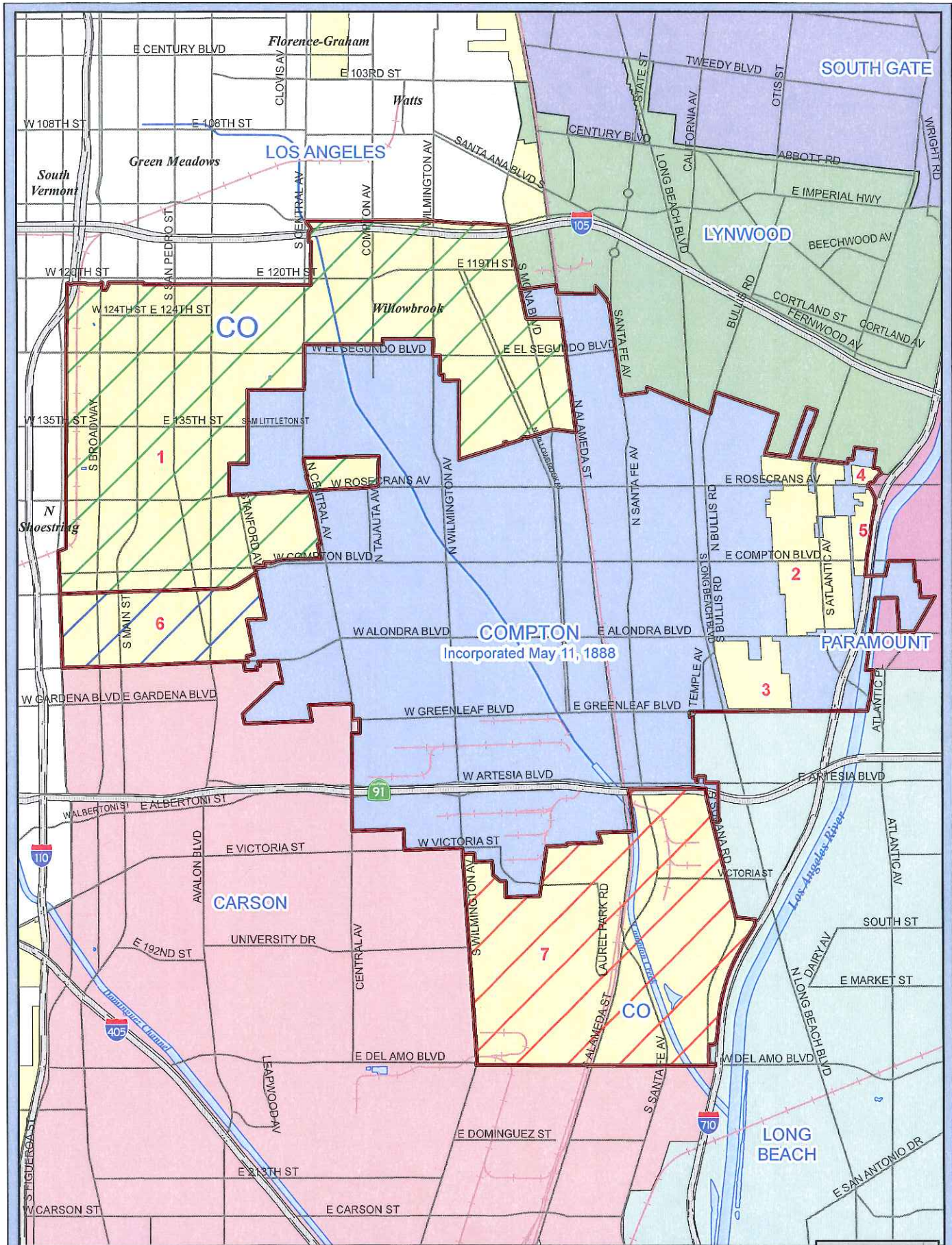
NOES:

ABSTAIN:

ABSENT:

MOTION PASSES:

PAUL A. NOVAK, Executive Officer



Legend

- City of Compton
- Compton Sphere of Influence
- Study II, Area 5
Joint SOI Los Angeles
Established 04-11-73
- Parcel "A"
Established 07-11-84

- 3 Parcel "B"
Established 07-11-84
- 4 Parcel "C"
Established 07-11-84
- 5 Parcel "D"
Established 07-11-84
- 6 MSR, Joint Carson-Compton-Los Angeles SOI
Established 02-22-06
- 7 MSR, Joint Carson-Compton-Long Beach SOI
Established 02-22-06

Exhibit "A": Existing Compton City Boundary/SOI Map

Sphere of Influence History

Action	Effective Date
Established	XX-XX-XX
Reconfirmed	02-22-06
Reconfirmed	XX-XX-XX

1 in = 0.9 miles



LAFCO
Local Agency Formation Commission
for the County of Los Angeles
Revised: November 13, 2013



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**City of Compton
Municipal Service Review
November 13, 2013**

Chapter One: Background

Municipal Boundaries

The State of California possesses the exclusive power to regulate boundary changes. Cities and special districts do not have the right to change their own boundaries without State approval.

The California Constitution (Article XI, Section 2.a) requires the Legislature to “prescribe [a] uniform procedure for city formation and provide for city powers.” The Legislature also has the authority to create, dissolve, or change the governing jurisdiction of special districts because they receive their powers only through State statutes.

The Legislature has created a “uniform process” for boundary changes for cities and special districts in the Cortese Knox-Hertzberg Local Government Reorganization Act of 2000 (California Government Code Section 56000 *et seq*). The Act delegates the Legislature’s boundary powers over cities and special districts to Local Agency Formation Commissions (LAFCOs) established in each county in the State. The Act is the primary law that governs LAFCOs and sets forth the powers and duties of LAFCOs.

In addition to the Act, LAFCOs must comply with the following State laws:

- California Revenue and Taxation Code Sections 93 and 99. LAFCO considers the revenue and taxation implications of proposals and initiates the property tax negotiation process amongst agencies affected by the proposal.
- California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000 *et seq*) and the related CEQA Guidelines (Title 14, California Code of Regulations Section 15000 *et seq*). Applications before LAFCO are considered to be “projects” under CEQA, which requires that potential environmental impacts be analyzed prior to Commission action.
- Ralph M. Brown Act (California Government Code Section 54950 *et seq*). Commonly known as the State’s “open meeting law,” the Brown Act insures that the public has adequate opportunity to participate in the LAFCO process.
- Political Reform Act (California Government Code Section 81000 *et seq*). Commissioners and some LAFCO staff subject to the Act, which requires the filing of annual reports of economic interests.

What are LAFCO’s?

LAFCOs are public agencies with county-wide jurisdiction for the county in which they are located. LAFCOs oversee changes to local government boundaries involving the formation and expansion of cities and special districts.

In creating LAFCOs, the Legislature established four priorities: encourage orderly growth and development, promote the logical formation and determination of local agency boundaries, discourage urban sprawl, and preserve open space and prime agricultural lands.

Created by the State but with local (not State) appointees, each of the 58 counties in the State of California has a LAFCO. Each LAFCO operates independently of other LAFCOs, and each LAFCO has authority only within its corresponding county.

While a LAFCO may purchase services from a county (i.e., legal counsel, employee benefits, payroll processing), LAFCO's are not County agencies.

Local Agency Formation Commission for the County of Los Angeles

LA LAFCO regulates the boundaries of all 88 incorporated cities within the County of Los Angeles. LAFCO regulates most special district boundaries, including, but not limited to:

- California water districts
- Cemetery districts
- Community service districts ("CSDs")
- County service areas ("CSAs")
- County waterworks districts
- Fire protection districts
- Hospital and health care districts
- Irrigation districts
- Library districts
- Municipal utility districts
- Municipal water districts
- Reclamation districts
- Recreation and parks districts
- Resource conservation districts
- Sanitation districts
- Water replenishment districts

LAFCO does not regulate boundaries for the following public agencies:

- Air pollution control districts
- Bridge, highway, and thoroughfare districts
- Community college districts
- Community facility districts (aka "Mello-Roos" districts)
- Improvement districts
- Mutual water companies
- Private water companies
- Redevelopment agencies
- School districts
- Special assessment districts
- Transit and transportation districts

LAFCO does not regulate the boundaries of counties. County boundary adjustments are within the purview of the boards of supervisors for the involved counties.

State law specifically prohibits LAFCOs from imposing terms and conditions which "directly regulate land use, property development, or subdivision requirements." In considering applications, however, State law requires that LAFCO take into account existing and proposed land uses, as well as General Plan and zoning designations, when rendering its decisions.

The Local Agency Formation Commission for the County of Los Angeles (LA LAFCO, the Commission, or LAFCO) is composed of nine voting members:

- Two members of the Los Angeles County Board of Supervisors (appointed by the Los Angeles County Board of Supervisors);
- One member of the Los Angeles City Council (appointed by the Los Angeles City Council President);
- Two members of city councils who represent the other 87 cities in the county other than the City of Los Angeles (elected by the City Selection Committee);
- Two members who represent independent special districts (elected by the Independent Special Districts Selection Committee);
- One member who represents the San Fernando Valley (appointed by the Los Angeles County Board of Supervisors); and
- One member who represents the general public (elected by the other 8 members).

LAFCO also has six alternate members, one for each of the six categories above.

The Commission holds its "regular meetings" at 9:00 a.m. on the second Wednesday of each month. The Commission periodically schedules "special meetings" on a date other than the second Wednesday of the month. Commission meetings are held in Room 381B of the Kenneth Hahn Hall of Administration, located at 500 West Temple Street in downtown Los Angeles. Public notice, including the Commission agenda, is posted at the Commission meeting room and on LAFCO's web-site (www.lalafco.org).

The Commission appoints an Executive Officer and Deputy Executive Officer. A small staff reports to the Executive Officer and Deputy Executive Officer.

LAFCO's office is located at 80 South Lake (Suite 870) in the City of Pasadena. The office is open Monday through Thursday from 7:00 a.m. to 5:00 p.m. The office is closed on Fridays.

What are LAFCO's responsibilities?

LAFCO oversees changes to local government boundaries involving the formation and expansion of cities and special districts. This includes annexations and detachments of territory to and/or from cities and special districts; incorporations of new cities; formations of new special

districts; consolidations of cities or special districts; mergers of special districts with cities; and dissolutions of existing special districts. LAFCO also approves or disapproves proposals from cities and special districts to provide municipal services outside their jurisdictional boundaries (these public agencies can provide services outside of their boundaries under very limited circumstances).

An important tool used in implementing the Act is the adoption of a Sphere of Influence (SOI) for a jurisdiction. An SOI is defined by Government Code Section 56425 as "...a plan for the probable physical boundary and service area of a local agency." An SOI represents an area adjacent to a city or special district where a jurisdiction might be reasonably expected to provide services over the next 20 years. The SOI is generally the territory within which a city or special district is expected to annex.

LAFCO determines an initial SOI for each city and special district in the County. The Commission is also empowered to amend and update SOIs.

All jurisdictional changes, such as incorporations, annexations, and detachments, must be consistent with the affected agency's Sphere of Influence, with limited exceptions.

Municipal Service Reviews

State law also mandates that LAFCO prepares Municipal Service Reviews (MSRs). An MSR is a comprehensive analysis of the municipal services, including an evaluation of existing and future service conditions, provided in a particular region, city, or special district. Related to the preparation of MSRs, and pursuant to State Law, LAFCOs must review and update SOIs "every five years, as necessary." The Commission adopted MSRs for all cities and special districts in the County prior to the January 1, 2008 deadline (Round One).

Some LAFCOs prepare MSRs for each city and special district in their region every five years. Other LAFCOs do not prepare MSRs proactively; rather, when a city, special district, or petitioner wants to expand the boundaries of an SOI, the LAFCO requires that the applicant pay for the preparation of an MSR in advance of the SOI determination. Most LAFCOs take an intermediate approach, above, preparing MSRs for a select group of cities and special districts every five years. This is the approach taken by the Commission (LA LAFCO) at its meeting of March 9, 2011. Staff is currently preparing MSR's for 9 cities and 14 special districts (Round Two). Staff has completed MSRs for one city (Santa Clarita) and two special districts (Huntington Municipal Water District and Palmdale Water District), all of which have been adopted by the Commission. The remaining MSRs are scheduled be adopted by the Commission by the end of Calendar Year 2013.

In preparing MSRs, LAFCOs are required to make seven determinations:

- Growth and population projections for the affected area;
- The location and characteristics of any disadvantaged unincorporated communities (DUCs) within or contiguous to a city or district's SOI;

- Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs of deficiencies;
- Financial ability of agencies to provide services;
- Status of, and opportunities for, shared facilities;
- Accountability for community service needs, including governmental structure and operational efficiencies; and
- Any other matter related to effective or efficient service delivery.

Although State law requires the preparation of MSRs, the State does not provide funding to LAFCOs to perform this work. Some MSRs are prepared utilizing existing LAFCO staff; in other instances, LAFCO retains a consultant. When consultants are required, LAFCOs utilize a portion of its existing annual budget; additionally, LAFCO may request voluntary contributions from the involved city or special district.

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Chapter Two: The City of Compton

Background

Compton, the eighth oldest city in the County of Los Angeles, was incorporated as a Charter City on May 11th, 1888.¹

According to the United States Census Bureau, Compton's 2010 population is 96,455 residents, which represents a 3.2% increase over its population in (93,493) in 2000. Compton is 10.01 square miles, giving the city a population density of 9,633 persons per square mile. The City has 24,523 housing units, and the homeownership rate is 56.4%. At the time of the 2010 Census, the median value of owner-occupied housing units was \$330,100 (given recent economic trends in Southern California, that number is likely to be lower in 2013).² As noted in the Land Use Element of the City's Draft Compton General Plan 2030, "[m]uch of the city's housing stock is over fifty years old."³

Compton is located in the "Gateway Cities" sub-region of the Southern California Association of Governments. The city is surrounded by several unincorporated communities (East Compton, Rancho Dominguez, West Rancho Dominguez, and Willowbrook) and the cities of Carson, Long Beach, Los Angeles, Lynwood, and Paramount.

Compton is well-served by major freeways, including the San Diego (I-405) Freeway to the south and west, the Harbor (I-110) Freeway to the west, the Century (I-105) Freeway to the north, the Long Beach (I-710) to the east, and the Artesia (State Route 91) Freeway to the south. The southeast corner of the City is bisected by the 710 Freeway. A small portion of Compton lies southerly of the 91 Freeway.

Compton is bisected in a north-south orientation by the Alameda Corridor, "a series of bridges, underpasses, overpasses and street improvements that separate freight trains from street traffic and passenger trains [that] carries freight trains in an open trench that is 10 miles long, 33 feet deep and 50 feet wide between State Route 91 in Carson and 25th Street in Los Angeles."⁴ The corridor is utilized to transport incoming goods from the Ports of Long Beach and Los Angeles to railroad and trucking distribution centers south of Downtown Los Angeles.

The Metro Blue Line (from Long Beach to Los Angeles Union Station) bisects Compton in a north-south orientation. The Willowbrook Station is located at 11611 Willowbrook Avenue, just north of the Artesia Freeway and west of Willowbrook Avenue, and includes an adjacent park & ride facility. The Compton Station is located at 275 Willowbrook Avenue.

Compton is also home to the Compton/Woodley Airport, one of five municipal airports owned and operated by the County of Los Angeles. The airport is located in the western portion of Compton, just north of Alondra Boulevard between Central Avenue and Wilmington Avenue. The airport, which has been in operation since 1924, is 77 acres in size, and has two east-west runways

The topography of Compton is relatively flat. The Los Angeles River, a major flood control channel that starts in the San Fernando Valley and ends in Long Beach, abuts Compton's eastern boundary. Compton Creek traverses diagonally through the City, starting at the city's

northwestern corner and traveling through and beyond the city's southeastern corner (the Creek originates in South Central Los Angeles and terminates in Long Beach).

The City of Compton established the Compton Redevelopment Agency in 1967. The Redevelopment Project included substantial portions of the City, particularly along the Artesia Freeway corridor, the Alameda Corridor, and several major commercial thoroughfares. The Compton Redevelopment Agency was abolished in 2012, following the passage of State legislation abolishing all redevelopment agencies in California.

Compton is an older community that is experiencing relatively little growth. The city is predominantly built out, with some vacant and/or under-utilized parcels available for development.

Compton has a relatively large existing Sphere of Influence (see Exhibit "A"), primarily concentrated in the following four areas:

- Joint SOI with the City of Los Angeles to the northwest, added to the SOI in 1973;
- Several islands along the City's eastern boundary, added to the SOI in 1984, and known as East Compton;
- Joint SOI with the City of Carson and the City of Los Angeles, added to the SOI in 2006 as part of the Gateway Cities MSR; and
- Joint SOI with the City of Carson and City of Long Beach, added to the SOI in 2006 as part of the Gateway Cities MSR, and known as Rancho Dominguez.

As stated previously, the City of Compton is 10.01 square miles. The portion of the SOI that is outside of the city boundaries is 9.03 square miles. Compton's SOI, which is nearly as large as the City itself, is unusually large compared to other cities in the Los Angeles region. With the exception of the "North County" cities of Lancaster, Palmdale, and Santa Clarita, most cities in Los Angeles County have an SOI that is smaller—generally substantially smaller—than the SOI for the City of Compton.

Until recently, Compton was governed by a mayor and 4 council-members, all of whom were elected on an "at large" (citywide) basis. In June of 2012, Compton voters approved a charter amendment creating 4 geographic council districts. The mayor continues to run for election on a citywide basis.

(Report continues on Page 8)

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Chapter Three: Discussion and Determinations

Government Code Section 56430 requires LAFCO to “conduct a service review of the municipal services” and to “prepare a written statement of its determinations” relative to several factors. This chapter addresses these factors and includes the recommended determinations.

Growth and Population

According to the United States Census Bureau, the 2010 population of the City of Compton is 96,455 residents, which represents a 3.2% increase over its population (93,493) in 2000. Given a size of 10.01 square miles, the population density is 9,633 persons per square mile.

According to the Southern California Association of Governments, the 3.2% increase is slightly higher than the Los Angeles County rate of 3.1%.⁵ The growth rate is not exceptional, given that Compton is an older, largely built-out community.

SCAG's 2012 Regional Transportation Plan (RTP) identifies a current population in Compton of 95,900 residents, which is slightly lower than the Census Bureau estimate. The RTP forecast projects nominal growth in the City of Compton, projecting 96,900 residents in 2020; and 97,600 residents in 2035. At this rate, Compton would be expected to add 100 residents or so every year for the next 20+ years.

Exhibit 2 City of Compton Population

<u>Year</u>	<u>Population</u>	<u>Percentage Increase</u>
2012	95,900	
2020	96,900	1.04%
2030	97,600	0.72%

Source: SCAG 2012 Regional Transportation Plan Adopted Growth Forecast

Upon request, City staff provided LAFCO with the Land Use Element of the draft Compton General Plan 2030. Staff indicated that the former Land Use Element was out of date, that LAFCO should rely upon the draft 2030 Plan, and that adoption of the 2030 Plan is imminent.

The “Land Use Survey and Observations” (Page LU 2-4) references a “planning area” of 11.1 square miles that includes 588 acres of unincorporated territory adjacent to the City of Compton. Additionally, the “Land Use Map” (Exhibit 1) and “Distribution of Existing Land Uses and Development in the Planning Area” (Table 2-1) include unincorporated communities.

Although the Land Use Element’s background information and exhibits make reference to unincorporated communities adjacent to the City, there is no substantive narrative discussion relative to the City annexing these areas. Additionally—and despite the fact that Compton has a large SOI—city officials have not filed any recent applications with LAFCO to annex adjoining unincorporated territories. Combined, these facts suggest that the City, historically, has been uninterested in annexing unincorporated territory. Despite this history, newly-elected city officials have expressed a desire to consider future annexations, and staff has indicated that they plan to retain a consultant to assist in these efforts. City representatives, additionally, have submitted a written “Annexation Program” that identifies a comprehensive, long-term, and deliberative approach to annexing various areas within its SOI.

Of the City’s 5,168 acres, existing land uses in the City are:

- 2,733 acres (53%) of residential:
 - 2,242 acres (43%) single-family;
 - 334 acres (6%) low density multi-family; and
 - 157 acres (3%) medium density multi-family;
- 425 acres (8%) of general commercial;
- 1,066 acres (21%) of office/commercial/industrial;
- 668 acres (13%) of public facilities; and
- 276 acres (5%) of parks, easements, and vacant properties.⁶

There are some commercial/retail uses, generally located along major thoroughfares such as Alondra Boulevard, Central Avenue, Compton Boulevard, Long Beach Boulevard, and Rosecrans Avenue. The majority of the industrial uses are in larger, older industrial parks in the southern portion of the city, located both north and south of the Artesia (State Route 91) Freeway.

Determinations:

- **Compton is an older, stable, and largely built-out city, with more than half of the City devoted to residential uses. The city includes many established residential neighborhoods, an industrial area in the southern portion of the city, and several commercial corridors.**
- **Over the last decade (2000 to 2010), Compton experienced a growth rate of 3.2%, slightly higher than the Los Angeles County growth rate of 3.1%.**
- **Compton is expected to add roughly 100 persons per year over the next two decades, which represents a very modest growth increase.**
- **Given a relatively stable population, the demand for services is unlikely to increase in any significant fashion.**

Disadvantaged Unincorporated Communities

Pursuant to the State's passage of Senate Bill 244, as of January 1, 2012, LAFCOs are required to make determinations regarding Disadvantaged Unincorporated Communities (DUCs) for an Update of a Sphere of Influence. The law defines a DUC as a community with an annual median household income that is less than 80% (eighty percent) of the statewide annual median household income. The law also requires that LAFCOs consider "the location and characteristics of any disadvantaged communities within or contiguous to the sphere of influence" when preparing an MSR.

Of the four primary unincorporated communities adjacent to the City of Compton, the entirety of three of these communities meets the criteria for Disadvantaged Unincorporated Communities:

- Area of the Joint SOI with the City of Los Angeles to the northwest (added to the SOI in 1973);
- Several islands along the City's eastern boundary (added to the SOI in 1984), known as East Compton; and
- Area of the Joint SOI with the City of Carson and the City of Los Angeles (added to the SOI in 2006 as part of the Gateway Cities MSR).

The vast majority of the Rancho Dominguez community, which is the area of the Joint SOI with the City of Carson and City of Long Beach (added to the SOI in 2006 as part of the Gateway Cities MSR), does not have any DUCs. The only DUC in this area (Rancho Dominguez) is a very small area at the southeast corner, adjacent to the boundaries of the City of Carson and the City of Long Beach.

Determinations:

- **Most of the unincorporated communities adjacent to the City of Compton, all of which are within Compton's SOI, meet the definition of Disadvantaged Unincorporated Communities.**
- **The only other adjoining unincorporated community adjacent to Compton (known as Rancho Dominguez) has only one small DUC.**
- **Many of the DUCs in Compton's SOI are located in "Joint" SOIs with the cities of Carson, Long Beach, and Los Angeles. In reviewing annexation applications involving these areas, staff and the Commission would give the appropriate consideration to potential impacts on DUCs.**

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Present and Planned Capacity of Public Facilities

Providers of municipal services in the City of Compton are identified in Exhibit 3, below.

Exhibit 3	
City of Compton Municipal Services	
Police	Los Angeles Sheriff Department
Fire & Paramedic	Direct
Water Retailer(s)	Direct (most of the City) Sativa County Water District (small portion of the city) Golden State Water Company (small portion of the city) Park Water Company (small portion of the city)
Wastewater Collection	Direct
Wastewater Treatment	Direct
Wastewater Disposal	County Sanitation Districts 1 and 8
Sewer Maintenance	County of Los Angeles Sewer Maintenance District
Solid Waste	Private waste haulers under franchise agreements with the City
Stormwater Maintenance	Direct
Street Maintenance	Direct
Street Lighting	Direct, Southern California Edison
Parks & Recreation	Direct
Library	Los Angeles County Public Library System
Transit	Metro, Direct
Land Use	Direct
Building	Direct

Law enforcement/police: Law enforcement services in the City of Compton are provided under contract by the Los Angeles Sheriff's Department. LASD personnel is based at the Compton Station, located at 201 South Willowbrook Avenue (this location is adjacent to Compton City Hall). LASD has 102 sworn and 21 non-sworn employees at the Compton Station. According to LASD, from Calendar Year 2010 to 2011 (the most recent statistics available), the number of reported incidents dropped by 19% and the number of arrests dropped by 16%.⁷

LASD is one of the largest municipal law enforcement agencies in the entire country. In addition to patrolling all unincorporated areas, LASD has a large contract services division whereby it provides law enforcement services to 40 cities throughout the county. LASD has been providing contract services to Compton since September of 2000, when the city eliminated its own police department. There are no apparent capacity issues associated with LASD's continuing to provide contract law enforcement services to the City of Compton.

Fire: There are four fire stations located within the City of Compton:

- Station #1 at 201 South Acacia Avenue;
- Station #2 at 1323 East Palm Street;
- Station #3 at 1133 West Rosecrans Avenue (which also serves as a training facility); and
- Station #4 at 950 West Walnut Street.⁸

Compton's Fire Department, established in 1901, currently has 84 sworn employees and 5 civilian employees. Equipment includes four fire engines, one truck, two paramedic squads, and two basic life support ambulances. The entire fleet was replaced in 2006. The department's average response time is 4 minutes and 30 seconds.⁹

Water Retailers: Retail water service to approximately 80% of Compton residents and businesses is provided by the Compton Municipal Water Department. Retail water service is provided to small portions of the City by the Santa Clara County Water District and two investor-owned utilities (Golden State Water Company and Park Water Company). These water retailers have lengthy histories providing water in the City of Compton. As noted previously, only modest growth is expected in the City over the next twenty years. Other than the challenges facing all water retailers in Southern California, there are no apparent capacity issues for water retailers in the City of Compton. (Note: LAFCO is preparing a separate MSR which examines the Santa Clara County Water District in greater detail.)

Wastewater Treatment: The Sanitation Districts of Los Angeles County treat the wastewater generated in the City of Compton. Most of the City of Compton lies within the boundaries of County Sanitation District No. 1; the southeasterly portion of the City lies within the boundaries of County Sanitation District 8. Compton has a representative on the board of directors for both districts.

Wastewater generated in Compton is treated at the Joint Water Pollution Control Plant (JWPCP) in nearby Carson. The JWPCP is one of the largest wastewater treatment plants in the world and is the largest plant operated by the Sanitation Districts, with the capacity to treat 275 million gallons of wastewater per day.¹⁰ The JWPCP is currently providing adequate service to the City of Compton. Given that only modest growth expected in the City over the next twenty years; combined with the history, size, and operational abilities of the Sanitation Districts; there are no apparent capacity issues for wastewater treatment.

Sewer Maintenance: The City's sewers are maintained by the County of Los Angeles Consolidated Sewer Maintenance District, which is managed by the Los Angeles County Department of Public Works. The CSMD maintains sewers in unincorporated areas and 40 cities throughout the County, serving a population of more than 2.3 million people. The District's annual budget is approximately \$60 million.¹¹ Given that only modest growth expected in the

City over the next twenty years; combined with the District's size, track record, and operational abilities; there are no apparent capacity issues for sewer maintenance.

Solid Waste – Residential solid waste is picked up by two franchisees, Consolidated and Pacific Coast Waste & Recycling. Some of the unincorporated areas surrounded by and adjacent to the City of Compton are within the boundaries of the Firestone Garbage Disposal District which is operated by the Los Angeles County Department of Public Works).

Parks: Compton's Parks and Recreation/Special Services Department operates and maintains 13 parks totaling over 60 acres. Facilities also include the Compton 3-Par Golf Course, as well as 2 pools that are operated during the summer months. Compton's 60 acres of parks for a city of 100,000 residents is well below the State of California's recommended standards of 3 acres per 1,000 residents. Acquiring and developing new parkland, however, in a city that is almost entirely built out is a challenge. The City maintains active recreation programs at the city's parks and pools, and the City is making considerable effort to develop multipurpose trails along Compton Creek. The City of Compton should continue to identify sites suitable for the construction of new parks and work diligently to bring the number of parkland acres up to the 3 per 1,000 standard.

Basic City Services: The City provides basic city services directly utilizing city staff: City Manager, Building, Code Enforcement, Planning, Public Works, and other routine city services, all staffed out of City Hall. The City Attorney, City Clerk, and City Treasurer are elected on a citywide basis. Above and beyond the overall budget outlook for the City of Compton (discussed later in this report), these services do not present any significant capacity issues for the City.

Other Services: Compton participates in the Los Angeles County Public Library System, which operates a library in the Civic Center. Animal regulation is provided on a fee for service basis by the County of Los Angeles Animal Care and Control Department. Both agencies provide service in all County unincorporated areas and to multiple cities throughout the County. Both agencies are currently providing adequate service to the City of Compton and do not present any apparent capacity issues.

Determinations:

- **The City of Compton is well-served by regional providers such as the Los Angeles Sheriff's Department, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District. These regional providers provide adequate service to City residents and business-owners, and the City of Compton should maintain positive working relationships with these agencies.**
- **The City of Compton should redouble efforts to acquire and develop new parks, with the goal of providing the 300 acres of parks that it should have pursuant to the State of California's recommended standard.**

Financial Ability of Agencies to Provide Services

The “regional providers” that service Compton—the Los Angeles Sheriff’s Department, County Library, Sanitation Districts, and others—have established long-term records of providing service to cities and communities throughout the County. Staff has no concerns about the ability of these agencies to continue to provide efficient services to the City of Compton. Staff is concerned, however, about whether the City has sufficient resources to continue its existing contracts and agreements with these agencies, given the City’s on-going budgetary issues.

Staff reviewed budget information for the City of Compton for Fiscal Year 2012-2013, and notes the following:

- The budget shows a roughly \$9 million dollar deficit of expenses over revenues.
- On the revenue side, the City’s revenues are down by \$95 million over Fiscal Year 2011-2012 (see Exhibit 4).
- The projected revenues for FY 2012-2013 (\$152,024,699) are more than one-third less than the average of the actual revenues collected over the preceding three fiscal years (\$234,575,700).
- Due to the elimination of the City’s redevelopment agency, redevelopment revenues dropped from \$26,074,200 in Fiscal Year 2011-2012 to \$100,275 in Fiscal Year 2012-2013;
- The City maintains a “Debt Service Fund,” described as an account “for the accumulation of resources for payment of long-term debt.” This fund, which has fluctuated significantly over the previous three fiscal years—from a low of \$16 million in FY 2009-2010 to a high of \$45 million in FY 2011-2012—is projected to have revenues of \$1.3 million in Fiscal Year 2012-2013.

Exhibit 4				
City Revenues				
	FY 2009-2010 (Actual)	FY 2010-2011 (Actual)	FY 2011-2012 (Actual)	FY 2009-2010 (Projected)
Dollars	\$259,014,390	\$199,006,953	\$245,705,756	\$152,024,699
Change	N/A	-23%	23%	-38%

According to the budget documents which are available from the City of Compton, the City's Fiscal Year 2012-2013 budget of \$151 million is 33% less than the Fiscal Year 2011-2012 budget of \$240 million. For the last three previous fiscal years (2009-2010, 2010-2011, and 2011-2012), Compton's budget averaged \$225 million. In terms of revenues, significant components of this reduction include zero redevelopment revenues (down from \$29 million in FY 2011-2012) and \$45 million less in debt service revenues.

Given the scale and significance of these budget cuts, the reduced service levels will likely be apparent to City residents, landowners, and business-owners. LAFCO staff is concerned about the City's overall ability to provide services consistent with the level of services provided in previous years.

Staff was unable to locate audited financial statements for the City of Compton, and faced additional challenges securing budgetary information from City staff (discussed later in this report). Further, the City's budget documents for Fiscal Year 2012-2013 contain relatively little narrative about how the City plans to adapt to the significant reductions in revenues. Given these factors, it was difficult for staff to assess the City's overall financial capabilities and its abilities to provide services to City residents, business-owners, and property-owners. The lack of audited financial statements only heightens staff's concerns about the City's ability to provide services to residents, property-owners, and business-owners.

Above and beyond the information available from City sources, and amongst similar reports from other media outlets, the Los Angeles Times published a series of articles about Compton in July of 2012. Coverage by the Times noted the following:

- Compton "has accrued a more than \$40-million deficit over the last several years, largely by borrowing money from other city accounts to pay its general fund expenses."
- The City "has struggled to pay its bills on time and last year slashed its workforce by 15%."
- In March of 2012, the "ratings agency Standard & Poor's downgraded some of Compton's bonds to BB—considered 'junk' status—citing the negative general fund balance and uncertain future finances."
- "[Compton City] Treasurer Douglas Sanders told the council Tuesday night that the city has \$3 million in the bank and \$5 million in bills to pay."
- "Standard & Poor's ratings service put the City of Compton's lease revenue bonds on credit watch with negative implications Friday afternoon because of a lack of response to inquiries and allegations of fraud and 'abuse of public money.' The city's lease revenue bonds, rated BB, could suffer additional penalties."
- City officials announced that Compton could run out of money by summer's end, with \$3 million in the bank and more than \$5 million in bills due. A longer term problem is a \$43-million deficit that the city amassed after years of improperly using money from water, sewer and retirement funds to balance its general fund. Compton will have to pay the money back at a time when it has no reserves and has been frantically cutting costs."

- "In Compton, the current crisis literally stems in part from inability to get a line of credit. You've been borrowing from other departments and other funds to the tune of \$43 million—that was your line of credit," [City Treasurer Douglas] Sanders said."

In the City's favor, the more recent budget (2013-2014) is a balanced budget. Additionally, city staff represented to LAFCO that the comments from the city treasurer reflected a short-term cash-flow issue rather than a longer-term, structural budgetary problem.

Above and beyond some financial issues that are unique to the City, Compton also faces a series of challenges that are common to many cities in Southern California. Specifically, this includes decreases in property values, reduced property tax revenue, reduced sales tax revenue, and the State's elimination of redevelopment agencies. In fairness, it is important to note that such factors are almost entirely beyond the purview of Compton officials.¹²

With respect to reducing costs and/or increasing revenues, the City has limited options:

- Budget cuts. Based upon what staff reviewed of city budget information, it would appear that the City is already implementing budget cuts for Fiscal Year 2012-2013. Going forward, additional budget cuts to departments involved in the City's day-to-day administrative functions—things like management services, city attorney, community development, and parks and recreation—are unlikely to have major impacts on the overall fiscal health of the City of Compton. More cuts to the funding of city departments will, additionally, adversely impact the levels of service to residents, property-owners, and business-owners.
- Alternate Providers. The City could eliminate its fire department and contract with the Consolidated Fire Protection District for the County of Los Angeles (CFPD). Unfortunately, staff is uncertain whether the City would achieve significant savings under this scenario, for four reasons: one, there are no straight-line, simple metrics available to determine what the cost of contracting with CFPD would be to the City of Compton; two, the City would have to request that CFPD undertake a study on the costs of providing contract services to Compton; three, the CFPD would have to undertake the study, performing a comprehensive analysis of what facilities the CFPD has in adjacent cities and unincorporated communities, and how these facilities impact economy of scale issues and cost-sharing arrangements relative to providing service in Compton; and four, Compton and the CFPD would have to agree on a contract relative to service levels, personnel, and overall contract costs. Based upon staff's discussions with a CFPD representative, while Compton officials have explored the concept of contracting with the CFPD in the past, discussions did not proceed beyond the early stages.
- Redevelopment: In terms of long-term revenue growth, cities have traditionally enacted economic development programs to spur investment and redevelopment, thereby increasing sales and property tax revenue. Unfortunately, this is also a long-term effort that may not achieve short-term revenue gains. Additionally, with the State's elimination of redevelopment agencies, the City's ability to raise revenues through these measures is significantly reduced.

- **Increase the Utility User's Tax.** The City could raise revenues by securing voter approval of an increase in the City's Utility Users Tax. It should be noted that the City's UUT rates (currently 8.5% for telecommunications and 10% for electricity, gas, and water) are at the higher end of the scale for cities in Los Angeles County.¹³ Less traditional tax increases, such as those being proposed by other cities—imposing a local sales tax, imposing a "soda" tax on sweetened beverages sold in the city, or increasing the documentary transfer tax—would also require voter approval, which may or may not happen in the current economic and political climate. Furthermore, any tax increase may, ultimately, deter property-owners and developers from improving or redeveloping underutilized properties, further depressing city revenue.

In short, there are no short-term options beyond what the city is currently doing, which includes reducing departmental expenditures. While it appears that staff is making a concerted effort to increase city revenues in the long-term, but such benefits will only accrue slowly and over time.

Determinations:

- **Due to various factors and circumstances, Compton is facing serious, long-term, challenges relative to the City's ability to provide the same level of services it has provided in the past.**
- **Given its size, the loss of the City's Redevelopment Project Area had a bigger impact upon Compton than many other cities. The financial loss of nearly \$30 million in redevelopment revenues (from FY 2011-12 to FY 2012-13) is a serious blow that will impact the City's fiscal health for years to come.**
- **There are no obvious, short-term, or even one-time financial remedies that would offset the loss of \$93.6 million in revenues year-to-year.**
- **Many of the financial remedies available—such as a possible contract with CFPD for fire protection services—will do little or nothing in the short-term to address the City's current fiscal situation. City officials should diligently explore all opportunities to eliminate the structural deficiencies associated with the City's budget.**

Status of, and Opportunities for, Shared Facilities

The City has several shared programs and facilities, including:

- Law enforcement services are provided under a City contract with the Los Angeles Sheriff's Department (LASD). The LASD Compton Station is conveniently located near City Hall in the Compton Civic Center.
- Sewage disposal is operated and maintained by the County Sanitation Districts, and sewer lines are maintained by the Consolidated Sewer Maintenance District operated by the Los Angeles County Department of Public Works.

- Participation in the County of Los Angeles Library system. The Compton Library is located in the Compton Civic Center.
- Los Angeles County Animal Care & Control bills Compton on an hourly rate for field services and the daily sheltering rate for animal housing.
- Compton has existing mutual aid agreements with other jurisdictions, such as the Los Angeles County Fire Department and fire departments in Downey, Montebello, Santa Fe Springs, and Vernon.¹⁴
- Compton is the home of the County-operated Compton/Woodley Airport.

There are no apparent opportunities for additional shared facilities.

Determinations:

- **The City of Compton is well-served by regional providers such as the Los Angeles Sheriff's Department, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District. These regional providers provide adequate service to City residents and business-owners, and the City of Compton should maintain positive working relationships with these agencies.**
- **There are no apparent opportunities for additional shared facilities.**

Accountability for Community Service Needs

Over time, the recent change in how members of the City Council are elected may impact local accountability. On the one hand, Council-members elected by district are likely to be extremely sensitive to the needs of residents in the particular geographic area they represent. On the other hand, this may lead to Council-members with more parochial interests, with less of a "big picture" focus on the city's needs as a whole. Although it is too early to tell what the impacts will be, it is certainly likely that voters in certain geographic areas will feel more "connected" to City Hall by having their own elected representative on the Council.

As LAFCO staff learned first-hand, the City does a less than adequate job providing financial information to the public. Examples include:

- Copies of the City's budget were not readily available. City officials told LAFCO that the most recent budget (Fiscal Year 2011-2012) was "out of print." Only after submitting a formal Public Records Act request was LAFCO given access to a copy of this budget (there is a paper copy in City Hall, which can be reviewed, but not copied, according to City staff). City staff further told LAFCO that the budget for the current year (Fiscal Year 2012-2013) was "unavailable," until October of 2012 (City staff made this comment in early August of 2012, which is more than a month into Fiscal Year 2012-2013). A copy of the 2012-2013 was obtained only when LAFCO staff e-mailed the City Manager, who e-mailed the document.

Most cities provide readily accessible budget documents, typically for the current fiscal year on their city's website. Many city websites have PDF copies of previous years' budgets as well. There is no reason why Compton cannot do the same.

- The City does not have readily available financial statements. To the best of staff's knowledge, Compton is the only city that does not have recent audits available for public review. Many cities have copies of their audits posted to their city websites.

Recent media reports address the fact that Compton's auditors resigned and would not sign off on financial statements. Again, as far as staff knows, this action by the city's outside auditors is relatively unusual. Given the lack of independent review of financial documents, staff is concerned about the accuracy of city budgets and financial information.

- The City's website is insufficient. Although staff notes modest improvements—for example, budget information for Fiscal Year 2013-2014 is readily available—the website still does not include basic information that should be readily available to the public. For example, while City Council agendas are available on-line, staff reports are not.

Determinations:

- **City staff should develop a program to improve communicating basic information to City residents. In the past, financial information is either unavailable or difficult to locate on the City's website, though, as noted herein, staff has made improvements. In dealing with LAFCO inquiries, city staff responded slowly to requests for paper copies of documents. The City should revamp its website and post PDF copies of its most recent financial documents—at a minimum, for the current fiscal year, and, ideally, for the two previous fiscal years.**
- **City staff needs to resolve its issues with its former auditor or retain new auditors. The lack of a recent independent audit is essential to the City's maintaining the trust and confidence of business-owners and residents.**
- **The City Manager and department supervisors should implement a program to train city staff in how to respond to requests for information. Paper copies of budget and audit documents should be available at City Hall, with copies provided to the public for nominal reproduction costs; electronic copies should be readily available on the city's website. Staff should be discouraged from compelling the public to file formal Public Records Act requests for routine city documents.**

Other Matters

According to the State Department of Housing and Community Development, in its most recent letter to the City of Compton (December 8, 2012), the City has made significant progress towards receiving HCD's approval of the City's Housing Element of its General Plan. HCD's letter indicates that the Element, as proposed, is in compliance with State Housing Element

law.¹⁵ Upon adoption of the Housing Element by the Compton City Council, the City will be in compliance with State law relative to Housing Elements.

Disincorporation

Government Code Section 56034 defines disincorporation as “the dissolution, extinguishment, or termination of the existence of a city and the cessation of its corporate powers, except for the purposes of winding up the affairs of the city.”

Conversations have occurred in many places, such as the State Legislature, the Los Angeles County Board of Supervisors, LAFCO Commission meetings, conferences, seminars, and in the media, about the potential for cities to disincorporate. With respect to the City of Compton or any other city in Los Angeles, LAFCO staff is not enthused about the potential for city disincorporations. This is for several reasons:

- Existing laws on disincorporation pre-date passage of Proposition 13 and Proposition 218, both of which amended the State Constitution. There are conflicts between these requirements and disincorporation law. For example, existing disincorporation law empowers a board of supervisors to raise taxes within the boundaries of a disincorporated city in order to pay off that city's debts, with no mention of voter approval, as was required years later with the adoption of Proposition 218.
- Disincorporation law does not provide for the elimination, nor the reduction, of a city's obligations relative to indebtedness and labor contracts. While disincorporation would have the effect of eliminating the city itself, its long-term obligations would live on, and would be the responsibility of the citizens living within the former boundaries of the city.
- Compton is the eighth oldest city in the County of Los Angeles, having been in existence for 124 years. At this time, and given that there is no financial gain to disincorporation, as discussed above, it hardly seems appropriate to give serious consideration to disincorporating the City.
- Disincorporation would, undoubtedly, have an enormous impact on civic pride in the community.

No city has disincorporated in Los Angeles County since the creation of LAFCOs in 1963. Only two cities in the entire State of California have disincorporated in that same period (one by Riverside LAFCO, and the other by an action of the State Legislature).

Finally, and most importantly, LAFCO is not empowered to initiate disincorporation of a city. LAFCO can only proceed with the disincorporation of a city upon receipt of an application.

Consolidation

Government Code Section 56030 defines consolidation as “the uniting or joining of two or more cities located in the same county into a single new successor city.” While consolidation of cities is contemplated under State law, no consolidation of cities has occurred in the County of Los Angeles since the creation of LAFCOs in 1963.

Similar to a disincorporation, LAFCO is not empowered to initiate consolidation of two or more cities. LAFCO can only proceed with a consolidation of two or more cities upon receipt of an application.

Bankruptcy

Lastly, there has been some public speculation about the City of Compton potentially declaring bankruptcy. Municipal bankruptcy is a complex, challenging, and lengthy undertaking. There are, however, certain advantages to the city relative to the potential for a bankruptcy judge to reduce the costs of bonded indebtedness, existing labor contracts, and other City obligations.

Municipal bankruptcy is not an issue that is within the purview of LAFCO. It is only the City of Compton's elected leaders—the Mayor and City Council—who are tasked with coming to any decision about whether or not to pursue a bankruptcy filing.

Determinations:

(None)

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Chapter Four – Compilation of all MSR Determinations

Population:

- **Compton is an older, stable, and largely built-out city, with more than half of the City devoted to residential uses. The city includes many established residential neighborhoods, an industrial area in the southern portion of the city, and several commercial corridors.**
- **Over the last decade (2000 to 2010), Compton experienced a growth rate of 3.2%, slightly higher than the Los Angeles County growth rate of 3.1%.**
- **Compton is expected to add roughly 100 persons per year over the next two decades, which represents a very modest growth increase.**
- **Given a relatively stable population, the demand for services is unlikely to increase in any significant fashion.**

Disadvantaged Unincorporated Communities:

- **Most of the unincorporated communities adjacent to the City of Compton, all of which are within Compton's SOI, meet the definition of Disadvantaged Unincorporated Communities.**
- **The only other adjoining unincorporated community adjacent to Compton (known as Rancho Dominguez) has only one small DUC.**
- **Many of the DUCs in Compton's SOI are located in "Joint" SOIs with the cities of Carson, Long Beach, and Los Angeles. In reviewing annexation applications involving these areas, staff and the Commission would give the appropriate consideration to potential impacts on DUCs.**

Present and Planned Capacity of Public Facilities:

- **The City of Compton is well-served by regional providers such as the Los Angeles Sheriff's Department, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District. These regional providers provide adequate service to City residents and business-owners, and the City of Compton should maintain positive working relationships with these agencies.**
- **The City of Compton should redouble efforts to acquire and develop new parks, with the goal of providing the 300 acres of parks that it should have pursuant to the State of California's recommended standard.**

Financial Ability of Agencies to Provide Services:

- Due to various factors and circumstances, Compton is facing serious, long-term, challenges relative to the City's ability to provide the same level of services it has provided in the past.
- Given its size, the loss of the City's Redevelopment Project Area had a bigger impact upon Compton than many other cities. The financial loss of nearly \$30 million in redevelopment revenues (from FY 2011-12 to FY 2012-13) is a serious blow that will impact the City's fiscal health for years to come.
- There are no obvious, short-term, or even one-time financial remedies that would offset the loss of \$93.6 million in revenues year-to-year.
- Many of the financial remedies available—pension reform, possible contract with CFPD for fire protection services—will do little or nothing in the short-term to address the City's current fiscal situation. City officials should diligently explore all opportunities to eliminate the structural deficiencies associated with the City's budget.

Status of, and Opportunities for, Shared Facilities:

- The City of Compton is well-served by regional providers such as the Los Angeles Sheriff's Department, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District. These regional providers provide adequate service to City residents and business-owners, and the City of Compton should maintain positive working relationships with these agencies.
- There are no apparent opportunities for additional shared facilities.

Accountability for Community Service Needs:

- City staff should develop a program to improve communicating basic information to City residents. In the past, financial information is either unavailable or difficult to locate on the City's website, though, as noted herein, staff has made improvements. In dealing with LAFCO inquiries, city staff responded slowly to requests for paper copies of documents. The City should revamp its website and post PDF copies of its most recent financial documents—at a minimum, for the current fiscal year, and, ideally, for the two previous fiscal years.
- City staff needs to resolve its issues with its former auditor or retain new auditors. The lack of a recent independent audit is essential to the City's maintaining the trust and confidence of business-owners and residents.
- The City Manager and department supervisors should implement a program to train city staff in how to respond to requests for information. Paper copies of budget and audit documents should be available at City Hall, with copies provided to the public for nominal reproduction costs; electronic copies should be readily

available on the city's website. Staff should be discouraged from compelling the public to file formal Public Records Act requests for routine city documents.

Other Matters

(None)

(Report continues on Page 26)

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Chapter Five – SOI Recommendations

City of Compton Sphere of Influence SOI Recommendations:

1. **Retain Areas 2, 3, 4, and 5, along the eastern perimeter of the city, within the City of Compton's Sphere of Influence.** These areas are largely “island” communities, surrounded entirely or on multiple sides by the City of Compton. These relatively small islands, logically, are candidates for annexation by Compton. Although Area 3 is near the boundary of the City of Long Beach, it is otherwise surrounded by the City of Compton. Although Area 5 abuts the City of Paramount, it is largely separated from Paramount by the Long Beach (I-710) Freeway. To the extent that any of these unincorporated areas are annexed by a city in the future, Compton is the most logical city.
2. **Retain all of Area 1 within the City of Compton's Sphere of Influence.** Area 1 is a Joint SOI with the City of Los Angeles. While it would appear that Los Angeles is in a better position to annex this area, given that City's relatively large size and financial position, neither Compton nor Los Angeles have made any effort to annex any portion of Area 1. (See also Recommendation 4, below.)
3. **Retain Area 6 within the City of Compton Sphere of Influence.** This area is also within the SOIs for the City of Carson and the City of Los Angeles. The area is surrounded by Compton to the east, Carson to the south, and Los Angeles to the west, and there are no natural nor man-made features that preclude annexation from either Carson or Los Angeles. While it would appear that Carson and Los Angeles are in a better position to annex this area, neither Compton, nor Carson, nor Los Angeles, have made any effort to annex any portion of Area 6. (See also Recommendation 4, below.)
4. **Retain Area 7 (Rancho Dominguez) within the City of Compton Sphere of Influence.** City officials now are interested in annexing all or a portion of Area 7 as a means of offsetting the costs associated with annexing the “island” areas in East Compton. City officials have presented a comprehensive schedule to annex all or a portion of Area 7 in a reasonable timeframe and should be given every opportunity to initiate those procedures through LAFCO.
5. **Re-Visit Areas 1, 6, and 7 in the next cycle of MSRs and SOI Reviews in 2018.** On or about the year 2018, LAFCO will review cities and special districts in the next cycle of MSRs. There will either be a new MSR for the City of Compton at that time, or, alternately, the Commission will review the City's SOI along with all other cities for which an MSR is not being prepared. In that cycle of reviews in 2018, the Commission should consider whether the City of Compton has made any efforts to annex territory within Areas 1, 6, and 7.

City of Los Angeles – Future Considerations:

1. **Upon the preparation of a Municipal Service Review, and concurrent SOI Update, for the City of Los Angeles, the Commission should consider removing the small**

portion of Area 1 from Los Angeles City's Sphere of Influence. This is the same neighborhood—generally surrounded by Rosecrans Avenue on the South, North Central Avenue on the West, 139th Street on the north, and Gonzales Park on the East—that is entirely surrounded by the City of Compton, and referenced in "2," above. Additionally, the area is not a candidate for annexation by the City of Los Angeles because it is not directly contiguous to the City's existing boundary.

(Report continues on Page 28)

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**City of Compton
Municipal Service Review**

Footnotes

Footnotes:

1. "Cities within the County of Los Angeles," County of Los Angeles Chief Executive Officer website.
2. United States Department of Commerce, Census Bureau website, "State & County QuickFacts."
3. Land Use Element, Draft Compton General Plan 2030, Page LU 2-7.
4. Alameda Corridor Transportation Authority website, "Project Description/Overview."
5. Southern California Association of Governments, Quick Facts Profile of the City of Compton, May, 2011.
6. Table 2-1 ("Distribution of Existing Land Uses and Development in Compton Planning Area"), Land Use Element, Draft Compton General Plan 2030, Page LU 2-7.
7. Compton Station – Compton, 2011 Incident & Arrest Summary, Los Angeles Sheriff Department website.
8. Land Use Element, Draft Compton General Plan 2030, Page LU 2-13 and 2-14.
9. "Fire Department Overview" and "Fire Department Historical Facts," City of Compton Website.
10. "Joint Water Pollution control Plant (JWPCP)," Sanitation Districts of Los Angeles County website.
11. "Sewer Maintenance Districts' Maintenance and Operations Manual," County of Los Angeles Department of Public Works, January 25, 2012, Page 1.
12. Articles by William D'Urso, Jessica Garrison, and Abby Sewell on July 10, 2012; July 13, 2012; July 18, 2012; and July 24, 2012 in the Los Angeles Times.
13. MuniServices UUTInfo Home Website.
14. "Emergency Response Services, City of Compton Website.
15. Letter of December 28, 2012, from Glen A. Compura (Assistant Deputy Director, Department of Housing & Community Development, State of California) to Robert Delgadillo (Interim Director, Planning and Economic Development Department, City of Compton).

Strikethrough Underline Version

City of Compton Municipal Service Review November 13, 2013

Chapter One: Background

Municipal Boundaries

The State of California possesses the exclusive power to regulate boundary changes. Cities and special districts do not have the right to change their own boundaries without State approval.

The California Constitution (Article XI, Section 2.a) requires the Legislature to “prescribe [a] uniform procedure for city formation and provide for city powers.” The Legislature also has the authority to create, dissolve, or change the governing jurisdiction of special districts because they receive their powers only through State statutes.

The Legislature has created a “uniform process” for boundary changes for cities and special districts in the Cortese Knox-Hertzberg Local Government Reorganization Act of 2000 (California Government Code Section 56000 *et seq*). The Act delegates the Legislature’s boundary powers over cities and special districts to Local Agency Formation Commissions (LAFCOs) established in each county in the State. The Act is the primary law that governs LAFCOs and sets forth the powers and duties of LAFCOs.

In addition to the Act, LAFCOs must comply with the following State laws:

- California Revenue and Taxation Code Sections 93 and 99. LAFCO considers the revenue and taxation implications of proposals and initiates the property tax negotiation process amongst agencies affected by the proposal.
- California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000 *et seq*) and the related CEQA Guidelines (Title 14, California Code of Regulations Section 15000 *et seq*). Applications before LAFCO are considered to be “projects” under CEQA, which requires that potential environmental impacts be analyzed prior to Commission action.
- Ralph M. Brown Act (California Government Code Section 54950 *et seq*). Commonly known as the State’s “open meeting law,” the Brown Act insures that the public has adequate opportunity to participate in the LAFCO process.
- Political Reform Act (California Government Code Section 81000 *et seq*). Commissioners and some LAFCO staff subject to the Act, which requires the filing of annual reports of economic interests.

What are LAFCO’s?

LAFCOs are public agencies with county-wide jurisdiction for the county in which they are located. LAFCOs oversee changes to local government boundaries involving the formation and expansion of cities and special districts.

In creating LAFCOs, the Legislature established four priorities: encourage orderly growth and development, promote the logical formation and determination of local agency boundaries, discourage urban sprawl, and preserve open space and prime agricultural lands.

Created by the State but with local (not State) appointees, each of the 58 counties in the State of California has a LAFCO. Each LAFCO operates independently of other LAFCOs, and each LAFCO has authority only within its corresponding county.

While a LAFCO may purchase services from a county (i.e., legal counsel, employee benefits, payroll processing), LAFCO's are not County agencies.

Local Agency Formation Commission for the County of Los Angeles

LA LAFCO regulates the boundaries of all 88 incorporated cities within the County of Los Angeles. LAFCO regulates most special district boundaries, including, but not limited to:

- California water districts
- Cemetery districts
- Community service districts ("CSDs")
- County service areas ("CSAs")
- County waterworks districts
- Fire protection districts
- Hospital and health care districts
- Irrigation districts
- Library districts
- Municipal utility districts
- Municipal water districts
- Reclamation districts
- Recreation and parks districts
- Resource conservation districts
- Sanitation districts
- Water replenishment districts

LAFCO does not regulate boundaries for the following public agencies:

- Air pollution control districts
- Bridge, highway, and thoroughfare districts
- Community college districts
- Community facility districts (aka "Mello-Roos" districts)
- Improvement districts
- Mutual water companies
- Private water companies
- Redevelopment agencies
- School districts
- Special assessment districts
- Transit and transportation districts

LAFCO does not regulate the boundaries of counties. County boundary adjustments are within the purview of the boards of supervisors for the involved counties.

State law specifically prohibits LAFCOs from imposing terms and conditions which "directly regulate land use, property development, or subdivision requirements." In considering applications, however, State law requires that LAFCO take into account existing and proposed land uses, as well as General Plan and zoning designations, when rendering its decisions.

The Local Agency Formation Commission for the County of Los Angeles (LA LAFCO, the Commission, or LAFCO) is composed of nine voting members:

- Two members of the Los Angeles County Board of Supervisors (appointed by the Los Angeles County Board of Supervisors);
- One member of the Los Angeles City Council (appointed by the Los Angeles City Council President);
- Two members of city councils who represent the other 87 cities in the county other than the City of Los Angeles (elected by the City Selection Committee);
- Two members who represent independent special districts (elected by the Independent Special Districts Selection Committee);
- One member who represents the San Fernando Valley (appointed by the Los Angeles County Board of Supervisors); and
- One member who represents the general public (elected by the other 8 members).

LAFCO also has six alternate members, one for each of the six categories above.

The Commission holds its "regular meetings" at 9:00 a.m. on the second Wednesday of each month. The Commission periodically schedules "special meetings" on a date other than the second Wednesday of the month. Commission meetings are held in Room 381B of the Kenneth Hahn Hall of Administration, located at 500 West Temple Street in downtown Los Angeles. Public notice, including the Commission agenda, is posted at the Commission meeting room and on LAFCO's web-site (www.lalafco.org).

The Commission appoints an Executive Officer and Deputy Executive Officer. A small staff reports to the Executive Officer and Deputy Executive Officer.

LAFCO's office is located at 80 South Lake (Suite 870) in the City of Pasadena. The office is open Monday through Thursday from 7:00 a.m. to 5:00 p.m. The office is closed on Fridays.

What are LAFCO's responsibilities?

LAFCO oversees changes to local government boundaries involving the formation and expansion of cities and special districts. This includes annexations and detachments of territory to and/or from cities and special districts; incorporations of new cities; formations of new special

districts; consolidations of cities or special districts; mergers of special districts with cities; and dissolutions of existing special districts. LAFCO also approves or disapproves proposals from cities and special districts to provide municipal services outside their jurisdictional boundaries (these public agencies can provide services outside of their boundaries under very limited circumstances).

An important tool used in implementing the Act is the adoption of a Sphere of Influence (SOI) for a jurisdiction. An SOI is defined by Government Code Section 56425 as "...a plan for the probable physical boundary and service area of a local agency." An SOI represents an area adjacent to a city or special district where a jurisdiction might be reasonably expected to provide services over the next 20 years. The SOI is generally the territory within which a city or special district is expected to annex.

LAFCO determines an initial SOI for each city and special district in the County. The Commission is also empowered to amend and update SOIs.

All jurisdictional changes, such as incorporations, annexations, and detachments, must be consistent with the affected agency's Sphere of Influence, with limited exceptions.

Municipal Service Reviews

State law also mandates that LAFCO prepares Municipal Service Reviews (MSRs). An MSR is a comprehensive analysis of the municipal services, including an evaluation of existing and future service conditions, provided in a particular region, city, or special district. Related to the preparation of MSRs, and pursuant to State Law, LAFCOs must review and update SOIs "every five years, as necessary." The Commission adopted MSRs for all cities and special districts in the County prior to the January 1, 2008 deadline (Round One).

Some LAFCOs prepare MSRs for each city and special district in their region every five years. Other LAFCOs do not prepare MSRs proactively; rather, when a city, special district, or petitioner wants to expand the boundaries of an SOI, the LAFCO requires that the applicant pay for the preparation of an MSR in advance of the SOI determination. Most LAFCOs take an intermediate approach, above, preparing MSRs for a select group of cities and special districts every five years. This is the approach taken by the Commission (LA LAFCO) at its meeting of March 9, 2011. Staff is currently preparing MSR's for 9 cities and 14 special districts (Round Two). Staff has completed MSRs for one city (Santa Clarita) and two special districts (Huntington Municipal Water District and Palmdale Water District), all of which have been adopted by the Commission. The remaining MSRs are scheduled be adopted by the Commission by the end of Calendar Year 2013.

In preparing MSRs, LAFCOs are required to make seven determinations:

- Growth and population projections for the affected area;
- The location and characteristics of any disadvantaged unincorporated communities (DUCs) within or contiguous to a city or district's SOI;

- Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs of deficiencies;
- Financial ability of agencies to provide services;
- Status of, and opportunities for, shared facilities;
- Accountability for community service needs, including governmental structure and operational efficiencies; and
- Any other matter related to effective or efficient service delivery.

Although State law requires the preparation of MSRs, the State does not provide funding to LAFCOs to perform this work. Some MSRs are prepared utilizing existing LAFCO staff; in other instances, LAFCO retains a consultant. When consultants are required, LAFCOs utilize a portion of its existing annual budget; additionally, LAFCO may request voluntary contributions from the involved city or special district.

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Chapter Two: The City of Compton

Background

Compton, the eighth oldest city in the County of Los Angeles, was incorporated as a Charter City on May 11th, 1888.¹

According to the United States Census Bureau, Compton's 2010 population is 96,455 residents, which represents a 3.2% increase over its population in (93,493) in 2000. Compton is 10.01 square miles, giving the city a population density of 9,633 persons per square mile. The City has 24,523 housing units, and the homeownership rate is 56.4%. At the time of the 2010 Census, the median value of owner-occupied housing units was \$330,100 (given recent economic trends in Southern California, that number is likely to be lower in 2013).² As noted in the Land Use Element of the City's Draft Compton General Plan 2030, "[m]uch of the city's housing stock is over fifty years old."³

Compton is located in the "Gateway Cities" sub-region of the Southern California Association of Governments. The city is surrounded by several unincorporated communities (East Compton, Rancho Dominguez, West Rancho Dominguez, and Willowbrook) and the cities of Carson, Long Beach, Los Angeles, Lynwood, and Paramount.

Compton is well-served by major freeways, including the San Diego (I-405) Freeway to the south and west, the Harbor (I-110) Freeway to the west, the Century (I-105) Freeway to the north, the Long Beach (I-710) to the east, and the Artesia (State Route 91) Freeway to the south. The southeast corner of the City is bisected by the 710 Freeway. A small portion of Compton lies southerly of the 91 Freeway.

Compton is bisected in a north-south orientation by the Alameda Corridor, "a series of bridges, underpasses, overpasses and street improvements that separate freight trains from street traffic and passenger trains [that] carries freight trains in an open trench that is 10 miles long, 33 feet deep and 50 feet wide between State Route 91 in Carson and 25th Street in Los Angeles."⁴ The corridor is utilized to transport incoming goods from the Ports of Long Beach and Los Angeles to railroad and trucking distribution centers south of Downtown Los Angeles.

The Metro Blue Line (from Long Beach to Los Angeles Union Station) bisects Compton in a north-south orientation. The Willowbrook Station is located at 11611 Willowbrook Avenue, just north of the Artesia Freeway and west of Willowbrook Avenue, and includes an adjacent park & ride facility. The Compton Station is located at 275 Willowbrook Avenue.

Compton is also home to the Compton/Woodley Airport, one of five municipal airports owned and operated by the County of Los Angeles. The airport is located in the western portion of Compton, just north of Alondra Boulevard between Central Avenue and Wilmington Avenue. The airport, which has been in operation since 1924, is 77 acres in size, and has two east-west runways

The topography of Compton is relatively flat. The Los Angeles River, a major flood control channel that starts in the San Fernando Valley and ends in Long Beach, abuts Compton's eastern boundary. Compton Creek traverses diagonally through the City, starting at the city's

northwestern corner and traveling through and beyond the city's southeastern corner (the Creek originates in South Central Los Angeles and terminates in Long Beach).

The City of Compton established the Compton Redevelopment Agency in 1967. The Redevelopment Project included substantial portions of the City, particularly along the Artesia Freeway corridor, the Alameda Corridor, and several major commercial thoroughfares. The Compton Redevelopment Agency was abolished in 2012, following the passage of State legislation abolishing all redevelopment agencies in California.

Compton is an older community that is experiencing relatively little growth. The city is predominantly built out, with some vacant and/or under-utilized parcels available for development.

Compton has a relatively large existing Sphere of Influence (see Exhibit "A"), primarily concentrated in the following four areas:

- Joint SOI with the City of Los Angeles to the northwest, added to the SOI in 1973;
- Several islands along the City's eastern boundary, added to the SOI in 1984, and known as East Compton;
- Joint SOI with the City of Carson and the City of Los Angeles, added to the SOI in 2006 as part of the Gateway Cities MSR; and
- Joint SOI with the City of Carson and City of Long Beach, added to the SOI in 2006 as part of the Gateway Cities MSR, and known as Rancho Dominguez.

As stated previously, the City of Compton is 10.01 square miles. The portion of the SOI that is outside of the city boundaries is 9.03 square miles. Compton's SOI, which is nearly as large as the City itself, is unusually large compared to other cities in the Los Angeles region. With the exception of the "North County" cities of Lancaster, Palmdale, and Santa Clarita, most cities in Los Angeles County have an SOI that is smaller—generally substantially smaller—than the SOI for the City of Compton.

Until recently, Compton was governed by a mayor and 4 council-members, all of whom were elected on an "at large" (citywide) basis. In June of 2012, Compton voters approved a charter amendment creating 4 geographic council districts. The mayor continues to run for election on a citywide basis.

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Chapter Three: Discussion and Determinations

Government Code Section 56430 requires LAFCO to “conduct a service review of the municipal services” and to “prepare a written statement of its determinations” relative to several factors. This chapter addresses these factors and includes the recommended determinations.

Growth and Population

According to the United States Census Bureau, the 2010 population of the City of Compton is 96,455 residents, which represents a 3.2% increase over its population (93,493) in 2000. Given a size of 10.01 square miles, the population density is 9,633 persons per square mile.

According to the Southern California Association of Governments, the 3.2% increase is slightly higher than the Los Angeles County rate of 3.1%.⁵ The growth rate is not exceptional, given that Compton is an older, largely built-out community.

SCAG's 2012 Regional Transportation Plan (RTP) identifies a current population in Compton of 95,900 residents, which is slightly lower than the Census Bureau estimate. The RTP forecast projects nominal growth in the City of Compton, projecting 96,900 residents in 2020; and 97,600 residents in 2035. At this rate, Compton would be expected to add 100 residents or so every year for the next 20+ years.

Exhibit 2 City of Compton Population

<u>Year</u>	<u>Population</u>	<u>Percentage Increase</u>
2012	95,900	
2020	96,900	1.04%
2030	97,600	0.72%

Source: SCAG 2012 Regional Transportation Plan Adopted Growth Forecast

Upon request, City staff provided LAFCO with the Land Use Element of the draft Compton General Plan 2030. Staff indicated that the former Land Use Element was out of date, that LAFCO should rely upon the draft 2030 Plan, and that adoption of the 2030 Plan is imminent.

The "Land Use Survey and Observations" (Page LU 2-4) references a "planning area" of 11.1 square miles that includes 588 acres of unincorporated territory adjacent to the City of Compton. Additionally, the "Land Use Map" (Exhibit 1) and "Distribution of Existing Land Uses and Development in the Planning Area" (Table 2-1) include unincorporated communities.

Although the Land Use Element's background information and exhibits make reference to unincorporated communities adjacent to the City, there is no substantive narrative discussion relative to the City annexing these areas. Additionally—and despite the fact that Compton has a large SOI—city officials have not filed any recent applications with LAFCO to annex adjoining unincorporated territories. Combined, these facts suggest that the City, historically, is has been uninterested in annexing unincorporated territory ~~at present~~. Despite this history, newly-elected city officials have expressed a desire to consider future annexations, and staff has indicated that they plan to retain a consultant to assist in these efforts. City representatives, additionally, have submitted a written "Annexation Program" that identifies a comprehensive, long-term, and deliberative approach to annexing various areas within its SOI.

Of the City's 5,168 acres, existing land uses in the City are:

- 2,733 acres (53%) of residential:
 - 2,242 acres (43%) single-family;
 - 334 acres (6%) low density multi-family; and
 - 157 acres (3%) medium density multi-family;
- 425 acres (8%) of general commercial;
- 1,066 acres (21%) of office/commercial/industrial;
- 668 acres (13%) of public facilities; and
- 276 acres (5%) of parks, easements, and vacant properties.⁶

There are some commercial/retail uses, generally located along major thoroughfares such as Alondra Boulevard, Central Avenue, Compton Boulevard, Long Beach Boulevard, and Rosecrans Avenue. The majority of the industrial uses are in larger, older industrial parks in the southern portion of the city, located both north and south of the Artesia (State Route 91) Freeway.

Determinations:

- **Compton is an older, stable, and largely built-out city, with more than half of the City devoted to residential uses. The city includes many established residential**

neighborhoods, an industrial area in the southern portion of the city, and several commercial corridors.

- Over the last decade (2000 to 2010), Compton experienced a growth rate of 3.2%, slightly higher than the Los Angeles County growth rate of 3.1%.
- Compton is expected to add roughly 100 persons per year over the next two decades, which represents a very modest growth increase.
- Given a relatively stable population, the demand for services is unlikely to increase in any significant fashion.

Disadvantaged Unincorporated Communities

Pursuant to the State's passage of Senate Bill 244, as of January 1, 2012, LAFCOs are required to make determinations regarding Disadvantaged Unincorporated Communities (DUCs) for an Update of a Sphere of Influence. The law defines a DUC as a community with an annual median household income that is less than 80% (eighty percent) of the statewide annual median household income. The law also requires that LAFCOs consider "the location and characteristics of any disadvantaged communities within or contiguous to the sphere of influence" when preparing an MSR.

Of the four primary unincorporated communities adjacent to the City of Compton, the entirety of three of these communities meets the criteria for Disadvantaged Unincorporated Communities:

- Area of the Joint SOI with the City of Los Angeles to the northwest (added to the SOI in 1973);
- Several islands along the City's eastern boundary (added to the SOI in 1984), known as East Compton; and
- Area of the Joint SOI with the City of Carson and the City of Los Angeles (added to the SOI in 2006 as part of the Gateway Cities MSR).

The vast majority of the Rancho Dominguez community, which is the area of the Joint SOI with the City of Carson and City of Long Beach (added to the SOI in 2006 as part of the Gateway Cities MSR), does not have any DUCs. The only DUC in this area (Rancho Dominguez) is a very small area at the southeast corner, adjacent to the boundaries of the City of Carson and the City of Long Beach. Given the location of this DUC, it is highly unlikely that this DUC would ever be annexed into the City of Compton, for several reasons: one, the area is far from the southerly boundary of Compton; two, it is adjacent to two other incorporated cities and within each of those city's SOI; and three, both Carson and Long Beach have has an applications pending before LAFCO to annex the subject area.

Determinations:

- Most of the unincorporated communities adjacent to the City of Compton, all of which are within Compton's SOI, meet the definition of Disadvantaged Unincorporated Communities.
- The only other adjoining unincorporated community adjacent to Compton (known as Rancho Dominguez) has only one small DUC. ~~This DUC is distant from the City of Compton's boundaries, and it is therefore highly unlikely to ever be annexed by the City of Compton (annexation by the City of Carson or the City of Long Beach is more likely).~~
- Many of the DUCs in Compton's SOI are located in "Joint" SOIs with the cities of Carson, Long Beach, and Los Angeles. ~~In some instances, these other cities have filed applications to annex these areas or expressed an interest in doing so. In this regard, were these areas to be removed from Compton's SOI, they may actually be more likely to be annexed by the other cities. In reviewing annexation applications involving these areas, staff and the Commission would give the appropriate consideration to potential impacts on DUCs.~~
- ~~Given the City's large SOI, its failure to initiate any efforts to annex surrounding territory within its SOI—including many areas that qualify as DUCs—consideration should be given to reducing Compton's existing SOI. Because many of the areas within Compton's SOI are Joint SOIs with other cities, removal from Compton's SOI does not impair other cities from annexing these areas. To some extent, eliminating or reducing the Joint SOIs may make it more likely that a single city annex these areas, as conflicts over "competing" SOIs are thereby avoided. In this regard, removal of these areas from Compton's SOI is in no way inconsistent with the intent of State law relative to DUCs.~~

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Present and Planned Capacity of Public Facilities

Providers of municipal services in the City of Compton are identified in Exhibit 3, below.

Exhibit 3 City of Compton Municipal Services	
Police	Los Angeles Sheriff Department
Fire & Paramedic	Direct
Water Retailer(s)	Direct (most of the City) Sativa County Water District (small portion of the city) Golden State Water Company (small portion of the city) Park Water Company (small portion of the city)
Wastewater Collection	Direct
Wastewater Treatment	Direct
Wastewater Disposal	County Sanitation Districts 1 and 8
Sewer Maintenance	County of Los Angeles Sewer Maintenance District
Solid Waste	Private waste haulers under franchise agreements with the City
Stormwater Maintenance	Direct
Street Maintenance	Direct
Street Lighting	Direct, Southern California Edison
Parks & Recreation	Direct
Library	Los Angeles County Public Library System
Transit	Metro, Direct
Land Use	Direct
Building	Direct

Law enforcement/police: Law enforcement services in the City of Compton are provided under contract by the Los Angeles Sheriff's Department. LASD personnel is based at the Compton Station, located at 201 South Willowbrook Avenue (this location is adjacent to Compton City Hall). LASD has 102 sworn and 21 non-sworn employees at the Compton Station. According to LASD, from Calendar Year 2010 to 2011 (the most recent statistics available), the number of reported incidents dropped by 19% and the number of arrests dropped by 16%.⁷

LASD is one of the largest municipal law enforcement agencies in the entire country. In addition to patrolling all unincorporated areas, LASD has a large contract services division whereby it provides law enforcement services to 40 cities throughout the county. LASD has been providing contract services to Compton since September of 2000, when the city eliminated its own police department. There are no apparent capacity issues associated with LASD's continuing to provide contract law enforcement services to the City of Compton.

Fire: There are four fire stations located within the City of Compton:

- Station #1 at 201 South Acacia Avenue;
- Station #2 at 1323 East Palm Street;
- Station #3 at 1133 West Rosecrans Avenue (which also serves as a training facility); and
- Station #4 at 950 West Walnut Street.⁸

Compton's Fire Department, established in 1901, currently has 84 sworn employees and 5 civilian employees. Equipment includes four fire engines, one truck, two paramedic squads, and two basic life support ambulances. The entire fleet was replaced in 2006. The department's average response time is 4 minutes and 30 seconds.⁹

Water Retailers: Retail water service to approximately 80% of Compton residents and businesses is provided by the Compton Municipal Water Department. Retail water service is provided to small portions of the City by the Santa Ana County Water District and two investor-owned utilities (Golden State Water Company and Park Water Company). These water retailers have lengthy histories providing water in the City of Compton. As noted previously, only modest growth is expected in the City over the next twenty years. Other than the challenges facing all water retailers in Southern California, there are no apparent capacity issues for water retailers in the City of Compton. (Note: LAFCO is preparing a separate MSR which examines the Santa Ana County Water District in greater detail.)

Wastewater Treatment: The Sanitation Districts of Los Angeles County treat the wastewater generated in the City of Compton. Most of the City of Compton lies within the boundaries of County Sanitation District No. 1; the southeasterly portion of the City lies within the boundaries of County Sanitation District 8. Compton has a representative on the board of directors for both districts.

Wastewater generated in Compton is treated at the Joint Water Pollution Control Plant (JWPCP) in nearby Carson. The JWPCP is one of the largest wastewater treatment plants in the world and is the largest plant operated by the Sanitation Districts, with the capacity to treat 275 million gallons of wastewater per day.¹⁰ The JWPCP is currently providing adequate service to the City of Compton. Given that only modest growth expected in the City over the next twenty years; combined with the history, size, and operational abilities of the Sanitation Districts; there are no apparent capacity issues for wastewater treatment.

Sewer Maintenance: The City's sewers are maintained by the County of Los Angeles Consolidated Sewer Maintenance District, which is managed by the Los Angeles County Department of Public Works. The CSMD maintains sewers in unincorporated areas and 40 cities throughout the County, serving a population of more than 2.3 million people. The District's annual budget is approximately \$60 million.¹¹ Given that only modest growth expected in the

City over the next twenty years; combined with the District's size, track record, and operational abilities; there are no apparent capacity issues for sewer maintenance.

Solid Waste – Residential solid waste is picked up by two franchisees, Consolidated and Pacific Coast Waste & Recycling. Some of the unincorporated areas surrounded by and adjacent to the City of Compton are within the boundaries of the Firestone Garbage Disposal District which is operated by the Los Angeles County Department of Public Works).

Parks: Compton's Parks and Recreation/Special Services Department operates and maintains 13 parks totaling over 60 acres. Facilities also include the Compton 3-Par Golf Course, as well as 2 pools that are operated during the summer months. Compton's 60 acres of parks for a city of 100,000 residents is well below the State of California's recommended standards of 3 acres per 1,000 residents. Acquiring and developing new parkland, however, in a city that is almost entirely built out is a challenge. The City maintains active recreation programs at the city's parks and pools, and the City is making considerable effort to develop multipurpose trails along Compton Creek. The City of Compton should continue to identify sites suitable for the construction of new parks and work diligently to bring the number of parkland acres up to the 3 per 1,000 standard.

Basic City Services: The City provides basic city services directly utilizing city staff: City Manager, Building, Code Enforcement, Planning, Public Works, and other routine city services, all staffed out of City Hall. The City Attorney, City Clerk, and City Treasurer are elected on a citywide basis. Above and beyond the overall budget outlook for the City of Compton (discussed later in this report), these services do not present any significant capacity issues for the City.

Other Services: Compton participates in the Los Angeles County Public Library System, which operates a library in the Civic Center. Animal regulation is provided on a fee for service basis by the County of Los Angeles Animal Care and Control Department. Both agencies provide service in all County unincorporated areas and to multiple cities throughout the County. Both agencies are currently providing adequate service to the City of Compton and do not present any apparent capacity issues.

Determinations:

- **The City of Compton is well-served by regional providers such as the Los Angeles Sheriff's Department, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District. These regional providers provide adequate service to City residents and business-owners, and the City of Compton should maintain positive working relationships with these agencies.**
- **The City of Compton should redouble efforts to acquire and develop new parks, with the goal of providing the 300 acres of parks that it should have pursuant to the State of California's recommended standard.**

Financial Ability of Agencies to Provide Services

The “regional providers” that service Compton—the Los Angeles Sheriff’s Department, County Library, Sanitation Districts, and others—have established long-term records of providing service to cities and communities throughout the County. Staff has no concerns about the ability of these agencies to continue to provide efficient services to the City of Compton. Staff is concerned, however, about whether the City has sufficient resources to continue its existing contracts and agreements with these agencies, given the City’s on-going budgetary issues.

Staff reviewed budget information for the City of Compton for Fiscal Year 2012-2013, and notes the following:

- The budget shows a roughly \$9 million dollar deficit of expenses over revenues.
- On the revenue side, the City’s revenues are down by \$95 million over Fiscal Year 2011-2012 (see Exhibit 4).
- The projected revenues for FY 2012-2013 (\$152,024,699) are more than one-third less than the average of the actual revenues collected over the preceding three fiscal years (\$234,575,700).
- Due to the elimination of the City’s redevelopment agency, redevelopment revenues dropped from \$26,074,200 in Fiscal Year 2011-2012 to \$100,275 in Fiscal Year 2012-2013;
- The City maintains a “Debt Service Fund,” described as an account “for the accumulation of resources for payment of long-term debt.” This fund, which has fluctuated significantly over the previous three fiscal years—from a low of \$16 million in FY 2009-2010 to a high of \$45 million in FY 2011-2012—is projected to have revenues of \$1.3 million in Fiscal Year 2012-2013.

Exhibit 4				
City Revenues				
	FY 2009-2010 (Actual)	FY 2010-2011 (Actual)	FY 2011-2012 (Actual)	FY 2009-2010 (Projected)
Dollars	\$259,014,390	\$199,006,953	\$245,705,756	\$152,024,699
Change	N/A	-23%	23%	-38%

According to the budget documents which are available from the City of Compton, the City's Fiscal Year 2012-2013 budget of \$151 million is 33% less than the Fiscal Year 2011-2012 budget of \$240 million. For the last three previous fiscal years (2009-2010, 2010-2011, and 2011-2012), Compton's budget averaged \$225 million. In terms of revenues, significant components of this reduction include zero redevelopment revenues (down from \$29 million in FY 2011-2012) and \$45 million less in debt service revenues.

Given the scale and significance of these budget cuts, the reduced service levels will likely be apparent to City residents, landowners, and business-owners. LAFCO staff is concerned about the City's overall ability to provide services consistent with the level of services provided in previous years.

Staff was unable to locate audited financial statements for the City of Compton, and faced additional challenges securing budgetary information from City staff (discussed later in this report). Further, the City's budget documents for Fiscal Year 2012-2013 contain relatively little narrative about how the City plans to adapt to the significant reductions in revenues. Given these factors, it was difficult for staff to assess the City's overall financial capabilities and its abilities to provide services to City residents, business-owners, and property-owners. The lack of audited financial statements only heightens staff's concerns about the City's ability to provide services to residents, property-owners, and business-owners.

Above and beyond the information available from City sources, and amongst similar reports from other media outlets, the Los Angeles Times published a series of articles about Compton in July of 2012. Coverage by the Times noted the following:

- Compton "has accrued a more than \$40-million deficit over the last several years, largely by borrowing money from other city accounts to pay its general fund expenses."
- The City "has struggled to pay its bills on time and last year slashed its workforce by 15%."
- In March of 2012, the "ratings agency Standard & Poor's downgraded some of Compton's bonds to BB—considered 'junk' status—citing the negative general fund balance and uncertain future finances."
- "[Compton City] Treasurer Douglas Sanders told the council Tuesday night that the city has \$3 million in the bank and \$5 million in bills to pay."
- "Standard & Poor's ratings service put the City of Compton's lease revenue bonds on credit watch with negative implications Friday afternoon because of a lack of response to inquiries and allegations of fraud and 'abuse of public money.' The city's lease revenue bonds, rated BB, could suffer additional penalties."
- City officials announced that Compton could run out of money by summer's end, with \$3 million in the bank and more than \$5 million in bills due. A longer term problem is a \$43-million deficit that the city amassed after years of improperly using money from water, sewer and retirement funds to balance its general fund. Compton will have to pay the money back at a time when it has no reserves and has been frantically cutting costs."

- "In Compton, the current crisis literally stems in part from inability to get a line of credit. You've been borrowing from other departments and other funds to the tune of \$43 million—that was your line of credit," [City Treasurer Douglas] Sanders said."

In the City's favor, the more recent budget (2013-2014) is a balanced budget. Additionally, city staff represented to LAFCO that the comments from the city treasurer reflected a short-term cash-flow issue rather than a longer-term, structural budgetary problem.

Above and beyond some financial issues that are unique to the City, Compton also faces a series of challenges that are common to many cities in Southern California. Specifically, this includes decreases in property values, reduced property tax revenue, reduced sales tax revenue, and the State's elimination of redevelopment agencies. In fairness, it is important to note that such factors are almost entirely beyond the purview of Compton officials.¹²

With respect to reducing costs and/or increasing revenues, the City has limited options:

- Budget cuts. Based upon what staff reviewed of city budget information, it would appear that the City is already implementing budget cuts for Fiscal Year 2012-2013. Going forward, additional budget cuts to departments involved in the City's day-to-day administrative functions—things like management services, city attorney, community development, and parks and recreation—are unlikely to have major impacts on the overall fiscal health of the City of Compton. More cuts to the funding of city departments will, additionally, adversely impact the levels of service to residents, property-owners, and business-owners.
- Alternate Providers. The City could eliminate its fire department and contract with the Consolidated Fire Protection District for the County of Los Angeles (CFPD). Unfortunately, staff is uncertain whether the City would achieve significant savings under this scenario, for four reasons: one, there are no straight-line, simple metrics available to determine what the cost of contracting with CFPD would be to the City of Compton; two, the City would have to request that CFPD undertake a study on the costs of providing contract services to Compton; three, the CFPD would have to undertake the study, performing a comprehensive analysis of what facilities the CFPD has in adjacent cities and unincorporated communities, and how these facilities impact economy of scale issues and cost-sharing arrangements relative to providing service in Compton; and four, Compton and the CFPD would have to agree on a contract relative to service levels, personnel, and overall contract costs. Based upon staff's discussions with a CFPD representative, while Compton officials have explored the concept of contracting with the CFPD in the past, discussions did not proceed beyond the early stages.
- Redevelopment. In terms of long-term revenue growth, cities have traditionally enacted economic development programs to spur investment and redevelopment, thereby increasing sales and property tax revenue. Unfortunately, this is also a long-term effort that may not achieve short-term revenue gains. Additionally, with the State's elimination of redevelopment agencies, the City's ability to raise revenues through these measures is significantly reduced.

- Increase the Utility User's Tax. The City could raise revenues by securing voter approval of an increase in the City's Utility Users Tax. It should be noted that the City's UUT rates (currently 8.5% for telecommunications and 10% for electricity, gas, and water) are at the higher end of the scale for cities in Los Angeles County.¹³ Less traditional tax increases, such as those being proposed by other cities—imposing a local sales tax, imposing a “soda” tax on sweetened beverages sold in the city, or increasing the documentary transfer tax—would also require voter approval, which may or may not happen in the current economic and political climate. Furthermore, any tax increase may, ultimately, deter property-owners and developers from improving or redeveloping underutilized properties, further depressing city revenue.

In short, there are no short-term options beyond what the city is currently doing, which includes reducing departmental expenditures. While it appears that staff is making a concerted effort to increase city revenues in the long-term, but such benefits will only accrue slowly and over time.

Determinations:

- **Due to various factors and circumstances, Compton is facing serious, long-term, challenges relative to the City's ability to provide the same level of services it has provided in the past.**
- **Given its size, the loss of the City's Redevelopment Project Area had a bigger impact upon Compton than many other cities. The financial loss of nearly \$30 million in redevelopment revenues (from FY 2011-12 to FY 2012-13) is a serious blow that will impact the City's fiscal health for years to come.**
- **There are no obvious, short-term, or even one-time financial remedies that would offset the loss of \$93.6 million in revenues year-to-year.**
- **Many of the financial remedies available—~~pension reform~~, such as a possible contract with CFPD for fire protection services—will do little or nothing in the short-term to address the City's current fiscal situation. City officials should diligently explore all opportunities to eliminate the structural deficiencies associated with the City's budget.**

Status of, and Opportunities for, Shared Facilities

The City has several shared programs and facilities, including:

- Law enforcement services are provided under a City contract with the Los Angeles Sheriff's Department (LASD). The LASD Compton Station is conveniently located near City Hall in the Compton Civic Center.
- Sewage disposal is operated and maintained by the County Sanitation Districts, and sewer lines are maintained by the Consolidated Sewer Maintenance District operated by the Los Angeles County Department of Public Works.

- Participation in the County of Los Angeles Library system. The Compton Library is located in the Compton Civic Center.
- Los Angeles County Animal Care & Control bills Compton on an hourly rate for field services and the daily sheltering rate for animal housing.
- Compton has existing mutual aid agreements with other jurisdictions, such as the Los Angeles County Fire Department and fire departments in Downey, Montebello, Santa Fe Springs, and Vernon.¹⁴
- Compton is the home of the County-operated Compton/Woodley Airport.

There are no apparent opportunities for additional shared facilities.

Determinations:

- **The City of Compton is well-served by regional providers such as the Los Angeles Sheriff's Department, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District. These regional providers provide adequate service to City residents and business-owners, and the City of Compton should maintain positive working relationships with these agencies.**
- **There are no apparent opportunities for additional shared facilities.**

Accountability for Community Service Needs

Over time, the recent change in how members of the City Council are elected may impact local accountability. On the one hand, Council-members elected by district are likely to be extremely sensitive to the needs of residents in the particular geographic area they represent. On the other hand, this may lead to Council-members with more parochial interests, with less of a "big picture" focus on the city's needs as a whole. Although it is too early to tell what the impacts will be, it is certainly likely that voters in certain geographic areas will feel more "connected" to City Hall by having their own elected representative on the Council.

As LAFCO staff learned first-hand, the City does a less than adequate job providing financial information to the public. Examples include:

- Copies of the City's budget were not readily available. City officials told LAFCO that the most recent budget (Fiscal Year 2011-2012) was "out of print." Only after submitting a formal Public Records Act request was LAFCO given access to a copy of this budget (there is a paper copy in City Hall, which can be reviewed, but not copied, according to City staff). City staff further told LAFCO that the budget for the current year (Fiscal Year 2012-2013) was "unavailable," until October of 2012 (City staff made this comment in early August of 2012, which is more than a month into Fiscal Year 2012-2013). A copy of the 2012-2013 was obtained only when LAFCO staff e-mailed the City Manager, who e-mailed the document.

Most cities provide readily accessible budget documents, typically for the current fiscal year on their city's website. Many city websites have PDF copies of previous years' budgets as well. There is no reason why Compton cannot do the same.

- The City does not have readily available financial statements. To the best of staff's knowledge, Compton is the only city that does not have recent audits available for public review. Many cities have copies of their audits posted to their city websites.

Recent media reports address the fact that Compton's auditors resigned and would not sign off on financial statements. Again, as far as staff knows, this action by the city's outside auditors is relatively unusual. Given the lack of independent review of financial documents, staff is concerned about the accuracy of city budgets and financial information.

- The City's website is insufficient. Although staff notes modest improvements—for example, budget information for Fiscal Year 2013-2014 is readily available—the website still does not include basic information that should be readily available to the public. For example, while City Council agendas are available on-line, staff reports are not.

Determinations:

- **City staff should develop a program to improve communicating basic information to City residents. In the past, financial information is either unavailable or difficult to locate on the City's website, though, as noted herein, staff has made improvements. In dealing with LAFCO inquiries, city staff responded slowly to requests for paper copies of documents. The City should revamp its website and post PDF copies of its most recent financial documents—at a minimum, for the current fiscal year, and, ideally, for the two previous fiscal years.**
- **City staff needs to resolve its issues with its former auditor or retain new auditors. The lack of a recent independent audit is essential to the City's maintaining the trust and confidence of business-owners and residents.**
- **The City Manager and department supervisors should implement a program to train city staff in how to respond to requests for information. Paper copies of budget and audit documents should be available at City Hall, with copies provided to the public for nominal reproduction costs; electronic copies should be readily available on the city's website. Staff should be discouraged from compelling the public to file formal Public Records Act requests for routine city documents.**

Other Matters

According to the State Department of Housing and Community Development, in its most recent letter to the City of Compton (December 8, 2012), the City has made significant progress towards receiving HCD's approval of the City's Housing Element of its General Plan. HCD's letter indicates that the Element, as proposed, is in compliance with State Housing Element

law.¹⁵ Upon adoption of the Housing Element by the Compton City Council, the City will be in compliance with State law relative to Housing Elements.

Disincorporation

Government Code Section 56034 defines disincorporation as "the dissolution, extinguishment, or termination of the existence of a city and the cessation of its corporate powers, except for the purposes of winding up the affairs of the city."

Conversations have occurred in many places, such as the State Legislature, the Los Angeles County Board of Supervisors, LAFCO Commission meetings, conferences, seminars, and in the media, about the potential for cities to disincorporate. With respect to the City of Compton or any other city in Los Angeles, LAFCO staff is not enthused about the potential for city disincorporations. This is for several reasons:

- Existing laws on disincorporation pre-date passage of Proposition 13 and Proposition 218, both of which amended the State Constitution. There are conflicts between these requirements and disincorporation law. For example, existing disincorporation law empowers a board of supervisors to raise taxes within the boundaries of a disincorporated city in order to pay off that city's debts, with no mention of voter approval, as was required years later with the adoption of Proposition 218.
- Disincorporation law does not provide for the elimination, nor the reduction, of a city's obligations relative to indebtedness and labor contracts. While disincorporation would have the effect of eliminating the city itself, its long-term obligations would live on, and would be the responsibility of the citizens living within the former boundaries of the city.
- Compton is the eighth oldest city in the County of Los Angeles, having been in existence for 124 years. At this time, and given that there is no financial gain to disincorporation, as discussed above, it hardly seems appropriate to give serious consideration to disincorporating the City.
- Disincorporation would, undoubtedly, have an enormous impact on civic pride in the community.

No city has disincorporated in Los Angeles County since the creation of LAFCOs in 1963. Only two cities in the entire State of California have disincorporated in that same period (one by Riverside LAFCO, and the other by an action of the State Legislature).

Finally, and most importantly, LAFCO is not empowered to initiate disincorporation of a city. LAFCO can only proceed with the disincorporation of a city upon receipt of an application.

Consolidation

Government Code Section 56030 defines consolidation as "the uniting or joining of two or more cities located in the same county into a single new successor city." While consolidation of cities is contemplated under State law, no consolidation of cities has occurred in the County of Los Angeles since the creation of LAFCOs in 1963.

Similar to a disincorporation, LAFCO is not empowered to initiate consolidation of two or more cities. LAFCO can only proceed with a consolidation of two or more cities upon receipt of an application.

Bankruptcy

Lastly, there has been some public speculation about the City of Compton potentially declaring bankruptcy. Municipal bankruptcy is a complex, challenging, and lengthy undertaking. There are, however, certain advantages to the city relative to the potential for a bankruptcy judge to reduce the costs of bonded indebtedness, existing labor contracts, and other City obligations.

Municipal bankruptcy is not an issue that is within the purview of LAFCO. It is only the City of Compton's elected leaders—the Mayor and City Council—who are tasked with coming to any decision about whether or not to pursue a bankruptcy filing. ~~Having said that, and given the City's current economic condition, the potential for considering bankruptcy is likely to remain as a topic of discussion.~~

Determinations:

(None)

(Report continues on Page 23)

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Chapter Four – Compilation of all MSR Determinations

Population:

- Compton is an older, stable, and largely built-out city, with more than half of the City devoted to residential uses. The city includes many established residential neighborhoods, an industrial area in the southern portion of the city, and several commercial corridors.
- Over the last decade (2000 to 2010), Compton experienced a growth rate of 3.2%, slightly higher than the Los Angeles County growth rate of 3.1%.
- Compton is expected to add roughly 100 persons per year over the next two decades, which represents a very modest growth increase.
- Given a relatively stable population, the demand for services is unlikely to increase in any significant fashion.

Disadvantaged Unincorporated Communities:

- Most of the unincorporated communities adjacent to the City of Compton, all of which are within Compton's SOI, meet the definition of Disadvantaged Unincorporated Communities.
- The only other adjoining unincorporated community adjacent to Compton (known as Rancho Dominguez) has only one small DUC. ~~This DUC is distant from the City of Compton's boundaries, and it is therefore highly unlikely to ever be annexed by the City of Compton (annexation by the City of Carson or the City of Long Beach is more likely).~~
- Many of the DUCs in Compton's SOI are located in "Joint" SOIs with the cities of Carson, Long Beach, and Los Angeles. ~~In some instances, these other cities have filed applications to annex these areas or expressed an interest in doing so. In this regard, were these areas to be removed from Compton's SOI, they may actually be more likely to be annexed by the other cities. In reviewing annexation applications involving these areas, staff and the Commission would give the appropriate consideration to potential impacts on DUCs.~~
- ~~Given the City's large SOI, its failure to initiate any efforts to annex surrounding territory within its SOI—including many areas that qualify as DUCs—consideration should be given to reducing Compton's existing SOI. Because many of the areas within Compton's SOI are Joint SOIs with other cities, removal from Compton's SOI does not impair other cities from annexing these areas. To some extent, eliminating or reducing the Joint SOIs may make it more likely that a single city annex these areas, as conflicts over "competing" SOIs are thereby avoided. In this regard, removal of these areas from Compton's SOI is in no way inconsistent with the intent of State law relative to DUCs.~~

Present and Planned Capacity of Public Facilities:

- The City of Compton is well-served by regional providers such as the Los Angeles Sheriff's Department, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District. These regional providers provide adequate service to City residents and business-owners, and the City of Compton should maintain positive working relationships with these agencies.
- The City of Compton should redouble efforts to acquire and develop new parks, with the goal of providing the 300 acres of parks that it should have pursuant to the State of California's recommended standard.

Financial Ability of Agencies to Provide Services:

- Due to various factors and circumstances, Compton is facing serious, long-term, challenges relative to the City's ability to provide the same level of services it has provided in the past.
- Given its size, the loss of the City's Redevelopment Project Area had a bigger impact upon Compton than many other cities. The financial loss of nearly \$30 million in redevelopment revenues (from FY 2011-12 to FY 2012-13) is a serious blow that will impact the City's fiscal health for years to come.
- There are no obvious, short-term, or even one-time financial remedies that would offset the loss of \$93.6 million in revenues year-to-year.
- Many of the financial remedies available—pension reform, possible contract with CFPD for fire protection services—will do little or nothing in the short-term to address the City's current fiscal situation. City officials should diligently explore all opportunities to eliminate the structural deficiencies associated with the City's budget.

Status of, and Opportunities for, Shared Facilities:

- The City of Compton is well-served by regional providers such as the Los Angeles Sheriff's Department, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District. These regional providers provide adequate service to City residents and business-owners, and the City of Compton should maintain positive working relationships with these agencies.
- There are no apparent opportunities for additional shared facilities.

Accountability for Community Service Needs:

- City staff should develop a program to improve communicating basic information to City residents. In the past, financial information is either unavailable or difficult to locate on the City's website, though, as noted herein, staff has made

improvements. In dealing with LAFCO inquiries, city staff responded slowly to requests for paper copies of documents. The City should revamp its website and post PDF copies of its most recent financial documents—at a minimum, for the current fiscal year, and, ideally, for the two previous fiscal years.

- City staff needs to resolve its issues with its former auditor or retain new auditors. The lack of a recent independent audit is essential to the City's maintaining the trust and confidence of business-owners and residents.
- The City Manager and department supervisors should implement a program to train city staff in how to respond to requests for information. Paper copies of budget and audit documents should be available at City Hall, with copies provided to the public for nominal reproduction costs; electronic copies should be readily available on the city's website. Staff should be discouraged from compelling the public to file formal Public Records Act requests for routine city documents.

Other Matters

(None)

(Report continues on Page 26)

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Chapter Five – SOI Recommendations

City of Compton Sphere of Influence SOI Recommendations:

1. **Retain Areas 2, 3, 4, and 5, along the eastern perimeter of the city, within the City of Compton's Sphere of Influence.** These areas are largely "island" communities, surrounded entirely or on multiple sides by the City of Compton. These relatively small islands, logically, are candidates for annexation by Compton. Although Area 3 is near the boundary of the City of Long Beach, it is otherwise surrounded by the City of Compton. Although Area 5 abuts the City of Paramount, it is largely separated from Paramount by the Long Beach (I-710) Freeway. To the extent that any of these unincorporated areas are annexed by a city in the future, Compton is the most logical city.
2. **Retain all of Area 1 within the City of Compton's Sphere of Influence.** Area 1 is a Joint SOI with the City of Los Angeles. While it would appear that Los Angeles is in a better position to annex this area, given that City's relatively large size and financial position, neither Compton nor Los Angeles have made any effort to annex any portion of Area 1. (See also Recommendation 4, below.)
3. **Retain Area 6 within the City of Compton Sphere of Influence.** This area is also within the SOIs for the City of Carson and the City of Los Angeles. The area is surrounded by Compton to the east, Carson to the south, and Los Angeles to the west, and there are no natural nor man-made features that preclude annexation from either Carson or Los Angeles. While it would appear that Carson and Los Angeles are in a better position to annex this area, neither Compton, nor Carson, nor Los Angeles, have made any effort to annex any portion of Area 6. (See also Recommendation 4, below.)
4. **Retain Area 7 (Rancho Dominguez) within the City of Compton Sphere of Influence. City officials now are interested in annexing all or a portion of Area 7 as a means of offsetting the costs associated with annexing the "island" areas in East Compton. City officials have presented a comprehensive schedule to annex all or a portion of Area 7 in a reasonable timeframe and should be given every opportunity to initiate those procedures through LAFCO.**
5. **Re-Visit Areas 1, and 6, and 7 in the next cycle of MSRs and SOI Reviews in 2018.** On or about the year 2018, LAFCO will review cities and special districts in the next cycle of MSRs. There will either be a new MSR for the City of Compton at that time, or, alternately, the Commission will review the City's SOI along with all other cities for which an MSR is not being prepared. In that cycle of reviews in 2018, the Commission should consider whether the City of Compton has made any efforts to annex territory within Areas 1, and 6, and 7.
6. **Remove Area 7 (Rancho Dominguez) from the City of Compton Sphere of Influence.** This area is also within the SOIs for the City of Carson and the City of Long Beach. On January 1, 2007, the City of Long Beach filed an application to annex the eastern portion of the territory (Annexation No. 2007-04). On December

~~27, 2011, the City of Carson filed an application to annex the entire territory (Annexation No. 2011-25). Although it is only a preliminary assessment, staff's initial review suggests that either Carson or Long Beach could provide adequate services to all or a portion of this territory. Further, it is anticipated that the Commission may consider one or both of these applications in the near future. In short, the City of Compton has made no effort to annex all or a portion of Rancho Dominguez, while other cities have done so. For these reasons, Area 7 should be removed from the Compton SOI.~~

City of Los Angeles – Future Considerations:

1. Upon the preparation of a Municipal Service Review, and concurrent SOI Update, for the City of Los Angeles, the Commission should consider removing the small portion of Area 1 from Los Angeles City's Sphere of Influence. This is the same neighborhood—generally surrounded by Rosecrans Avenue on the South, North Central Avenue on the West, 139th Street on the north, and Gonzales Park on the East—that is entirely surrounded by the City of Compton, and referenced in “2,” above. Additionally, the area is not a candidate for annexation by the City of Los Angeles because it is not directly contiguous to the City's existing boundary.

(Report continues on Page 28)

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**City of Compton
Municipal Service Review**

Footnotes

Footnotes:

1. "Cities within the County of Los Angeles," County of Los Angeles Chief Executive Officer website.
2. United States Department of Commerce, Census Bureau website, "State & County QuickFacts."
3. Land Use Element, Draft Compton General Plan 2030, Page LU 2-7.
4. Alameda Corridor Transportation Authority website, "Project Description/Overview."
5. Southern California Association of Governments, Quick Facts Profile of the City of Compton, May, 2011.
6. Table 2-1 ("Distribution of Existing Land Uses and Development in Compton Planning Area"), Land Use Element, Draft Compton General Plan 2030, Page LU 2-7.
7. Compton Station – Compton, 2011 Incident & Arrest Summary, Los Angeles Sheriff Department website.
8. Land Use Element, Draft Compton General Plan 2030, Page LU 2-13 and 2-14.
9. "Fire Department Overview" and "Fire Department Historical Facts," City of Compton Website.
10. "Joint Water Pollution control Plant (JWPCP)," Sanitation Districts of Los Angeles County website.
11. "Sewer Maintenance Districts' Maintenance and Operations Manual," County of Los Angeles Department of Public Works, January 25, 2012, Page 1.
12. Articles by William D'Urso, Jessica Garrison, and Abby Sewell on July 10, 2012; July 13, 2012; July 18, 2012; and July 24, 2012 in the Los Angeles Times.
13. MuniServices UUTInfo Home Website.
14. "Emergency Response Services, City of Compton Website.
15. Letter of December 28, 2012, from Glen A. Compura (Assistant Deputy Director, Department of Housing & Community Development, State of California) to Robert Delgadillo (Interim Director, Planning and Economic Development Department, City of Compton).



Office of the City Manager

205 S. Willowbrook Ave., Compton, CA 90220 (310) 605-5585 Fax: (310) 761-1488 www.comptoncity.org

DATE: November 13, 2013

TO: Los Angeles Local Agency Formation Commission

FROM: Office of City Manager and Planning and Economic Development
Department

SUBJECT: Annexation Program for the City of Compton

At the request of the Los Angeles Local Agency Formation Commission, the City of Compton submits this Action Plan outlining the steps the City will take to re-initiate an annexation program. The goals of the Action Plan are to:

1. Square off and expand the existing boundaries of the City within our established Sphere of Influence Areas 1, 6 and 7.
2. List the steps necessary to establish the foundation documents necessary to prepare the City for the incorporation of unincorporated territories.
3. Absorb/Incorporate unincorporated territories into the City in a fiscally responsible manner.
4. Prioritize the annexation of unincorporated territories outside the current municipal boundaries to facilitate the annexation of the county islands both in the east and western portions of Compton.

The City of Compton under the leadership of the new Mayor and City Manager propose to initiate a program of incorporating through annexation certain unincorporated territories into the City in a thoughtful fiscally sound process beginning with the annexation of the four east Compton county islands. The immediate annexation goal of the City of Compton is to incorporate the four east Compton islands into the City in a fiscally responsible manner. However, we can only do this by linking a yet unknown amount of corresponding non-residential acreage within Area 7 to balance the financial costs of the four county islands both on an annual basis and on a long term capital improvement basis. The City is focusing on Area 7 to balance the financial costs of annexation of the four county islands because Area 7 is primarily non-residential whereas the county islands are primarily residential in land use.

Once the annexation of the east Compton islands is accomplished the City then desires to annex the western county island that is part of Area 1 near Rosecrans and Central Ave as well as expand into Sphere of Influence Areas 1 and 6.

The City of Compton envisions the eastern and western annexations as separate and discreet "spheres". The City's annexation plan proposes to have the annexation of the eastern residential islands be balanced by the non-residential lands within Area 7.

Similarly the City proposes to have the annexation of the western residential island and residential land uses within Areas 1 and 6 be balanced by the non-residential land uses within Areas 1 and 6.

In this way the eastern annexation balances on its own without having to take revenue from the SOI Areas 1 and 6. Without knowing in advance the percentage mix of land uses and the annual service costs as well as the reoccurring capital costs, annexation of Areas 1 and 6 may require all the revenue produced in Areas 1 and 6. The City believes the best way to preserve maximum viability of the Annexation of Areas 1 and 6 is to keep the revenues produced in both the eastern and western "spheres" separate.

The City of Compton proposed the following schedule of annexation of selected sphere of influence areas.

Annexation Phase I (2013/2014/15)

Absorb/Incorporate the four unincorporated territories in east Compton into the City in a fiscally responsible manner. The City has contracted with a Civic Solutions Inc. to prepare a fiscal feasibility study to determine the annual and capital costs of incorporating the four islands and how much revenue maybe needed to serve them with City services. Once the City knows the costs of providing service to the four islands the City will request LAFCO to set aside a portion of Area 7 or all of Area 7 for the City of Compton, (City of Compton Exhibit A: County Islands) and (LAFCO Exhibit A Existing Compton City Boundary/SOI). The islands contain approximately 528.7 acres.

Annexation Phase II (2015/2016)

There are two possible annexation project areas for Phase II.

1. Phase IIA: Incorporate the residential island portion of Area 1 and the larger residential/industrial area between Redondo Beach Blvd and Rosecrans Ave. west to Figueroa Street. This area contains approximately 428 net acres, or

2. Phase IIB: Incorporate the residential island portion of Area 1 and all of Area 6 between Alondra Blvd and Redondo Beach Blvd. west to Figueroa Street. This area contains approximately 637 net acres.

(LAFCO Exhibit A Existing Compton City Boundary/SOI) & (City of Compton Exhibit B).

Annexation Phase III (2016/ 2017)

The phase III area is northwest of and above West 132nd Ave. north to approximately 120th Ave between Central and Avalon Blvd. Compton has a severe shortage of parkland and this area contains a large regional park and contains approximately 303 net acres. Depending on circumstances a residential area east of this area bordered on three sides by the City of Compton may also be part of Phase IIIA. This area is bordered by Alameda, Oris Street, and Paulson on the west and contains approximately 390 net acres, (City of Compton Exhibit B).

LAFCO/CITY OF CARSON

City of Compton Planning Staff has met with both LACFO and the City of Carson to discuss the annexation of the four county islands and the necessary linkage to Area 7 that needs to be maintained for the islands annexations to proceed in a fiscally responsible manner. The City of Carson declined to entertain the City of Compton's request to collaborate on a possible minor division of Area 7.

Below is an outline of the milestones the City of Compton foresees necessary to occur to facilitate the annexation of the unincorporated county territories.

1. Hire a consultant to prepare a Fiscal Feasibility Study (FFS) (October 31, 2013)

The FAR will contain information about existing development, the potential for future development within the SOI's, existing/historical property tax, sales tax, and other revenues and/or expenses that can be identified. The FFS will also contain a preliminary evaluation/analysis of the condition of the existing infrastructure within the SOI's and discuss what if any capital improvements would be necessary within the next 5 years. Civic Solutions has been retained to prepare the study.

2. Present the City's Annexation Plan to LAFCO (November 13, 2013)

At the November 13, 2013 LAFCO meeting City of Compton staff will present their plan to annex SOI Areas 1, 2, 3, 4, 5, 6 and 7. The plan will outline the steps the City will take to file a formal application for the annexation of the county islands with LAFCO by March of 2015.

3. City of Compton presents the Fiscal Feasibility Study (January 2014)

The City will present the findings of the Fiscal Impact Analysis to LAFCO at their January meeting.

4. The City will prepare a draft RFQ (January 2014)

The City will prepare a draft RFQ for an annexation consultant to manage the annexation process through the City and LAFCO. The RFQ will not be released until January 2014, pending a decision from LAFCO regarding the disposition of SOI Area 7.

5. Initiate the City Annexation process (January 2014)

Pending a favorable decision from LAFCO in January 2014, regarding the disposition of SOI area 7 the City will open a formal application to annex SOI areas 2, 3, 4, 5 and 7. This process will produce annexation maps and CEQA document as well as the required special studies needed to file an application with LAFCO.

6. Release the RFQ for an annexation consultant (January 2014)

Release the RFQ and review proposals.

7. Prepare a consultant contract (February/March 2014)

Select an annexation consultant and obtain City Council approval and sign consultant contract.

8. Initiate Annexation (March 2014)

Prepare the annexation legal description and maps, draft plan for municipal services and CEQA for City review.

9. Approve General Plan 2030 (Spring 2014)

Obtain City Council approval of General Plan 2030.

10. Neighborhood Meetings (Summer 2014)

Staff will hold a neighborhood meeting for the residents and property owners of the east Compton islands and a separate meeting for the residents and property owners of the Rancho Dominguez area to discuss the annexation proposal prior to any City public hearing and filing a formal application with LAFCO.

11. Prezoning (Spring 2014)

File a Zone Change application to pre-zone SOI Areas 2, 3, 4, 5 and 7.

12. LAFCO Pre-Application Meeting (December 2014)

The City Annexation representative schedules meeting with LAFCO to review City proposal. LAFCO coordinates meeting agenda and invites the County representatives. Proposal is reviewed with respect to LAFCO policies and County Standards for Annexation (Tax Sharing Agreement).

13. City Council Annexation Public Hearing (January 2015)

Approve annexation of SOI Areas 2, 3, 4, 5, and 7 and authorize the filing of an annexation application with LAFCO.

14. Application Filing (February 2015)

The city will file an annexation application with the Executive Officer.

15. Notice of Commission Hearing (2015)

Notice given by Executive Officer by mailing, publication, and posting.

16. Commission Hearing (2015)

At the hearing the Commission will hear staff's report and entertain public testimony prior to making determinations as required by State Law and LAFCO Policies, review and recommendation by LAFCO staff on the annexation, analyze of the environmental consequences

17. Protest Hearing (2015)

If the annexation is approved by LAFCO, three scenarios are possible. There is no protest filed and the annexation is approved, an inadequate protest is filed and the annexation is approved or an adequate protest is filed.

At the conclusion or prior to the conclusion of the annexation of the county islands and Rancho Dominguez, Compton will begin the process of annexing portions of the western sphere of influence. This plan represents our plan of how the City of Compton will proceed with the orderly and considered approach toward annexation.



CITY OF LONG BEACH

OFFICE OF THE CITY MANAGER

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802 • (562) 570-6711 • FAX (562) 570-6583

PATRICK H. WEST
CITY MANAGER

November 1, 2013

Mr. Paul Novak, AICP
Executive Officer
Local Agency Formation Commission for the
County of Los Angeles
80 South Lake Avenue, Suite 870
Pasadena, CA 91101

Subject: City of Long Beach Annexation No. 2007-05: Rancho Dominguez –
Alameda Industrial Area

Dear Mr. Novak:

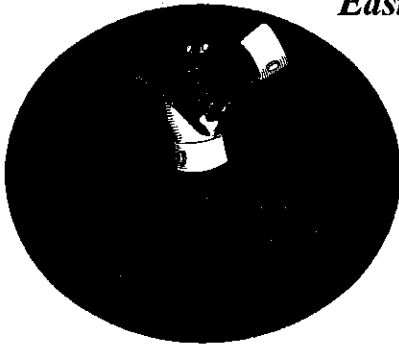
Pursuant to letter dated September 27, 2013 (attached) to Mr. Fujioka, the City of Long Beach wishes to withdraw its application for annexation of the subject property identified above.

Thank you for your assistance during the annexation review process. Please let me know if you have any questions or concerns.

Sincerely,

Patrick H. West
City Manager

cc: Mayor Bob Foster and Members of the City Council
Mark Ridley-Thomas, Supervisor, County of Los Angeles, 2nd District
Don Knabe, Supervisor, County of Los Angeles, 4th District
Paul Novak, CEO, Los Angeles County Formation Commission
Suzanne Frick, Assistant City Manager
Michael P. Conway, Director of Business and Property Development
Tom Modica, Director of Government Affairs



East Rancho Dominguez Neighborhood Association
(A Neighborhood Watch Organization)

4513 E. Compton Blvd.
East Rancho Dominguez, CA 90221
(310) 603-3341
Email Address: erdominguezca@yahoo.com

November 5, 2013

Mr. Paul A. Novak, AICP
Executive Officer
Local Agency Formation Commission
80 South Lake Avenue, Suite 870
Pasadena, CA 91101

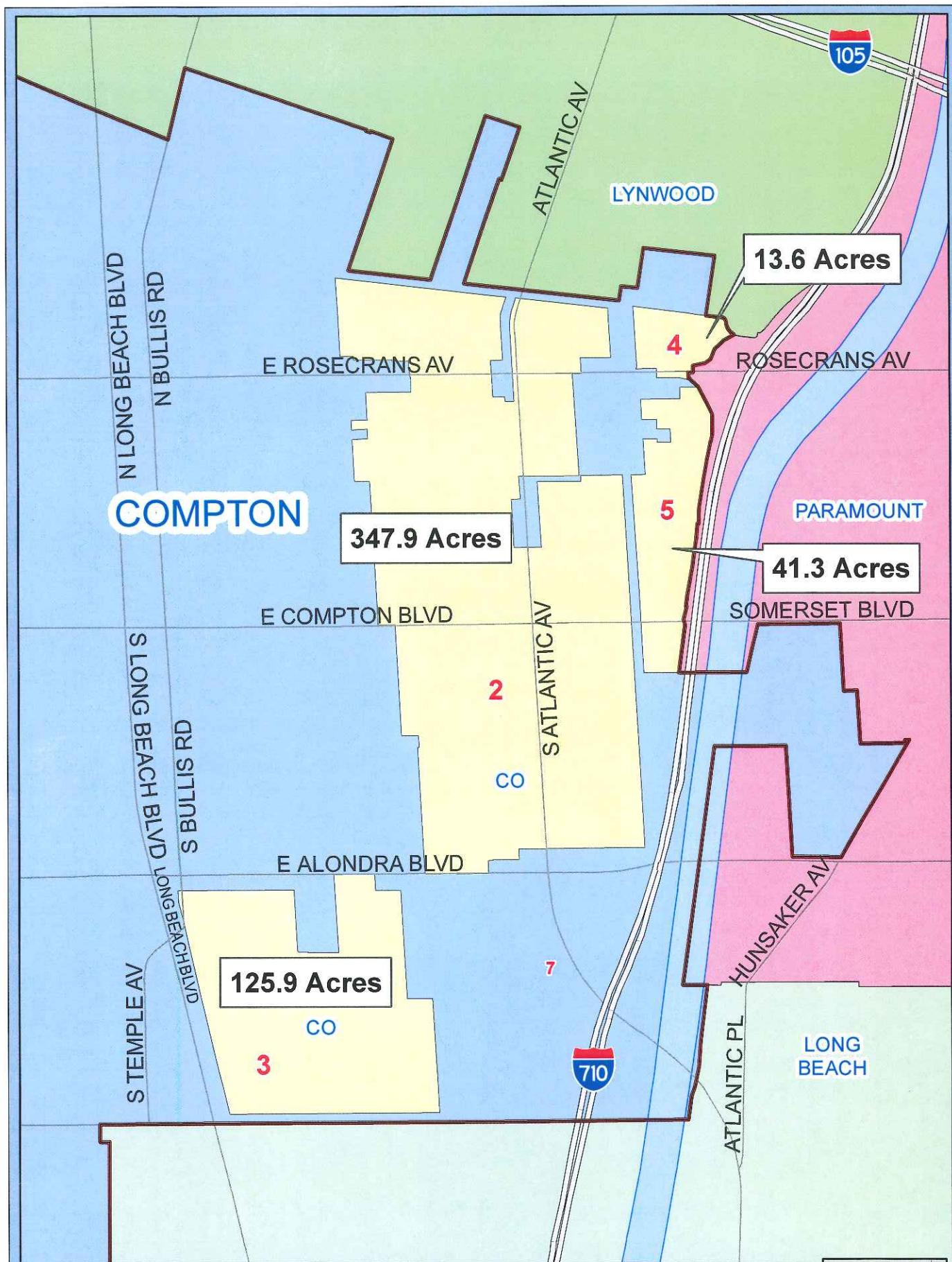
Dear Mr. Novak:

We are sending this correspondence as a representative of the East Rancho Dominguez community in reference to the proposed update to the Sphere of Influence for the City of Compton. Residents and business owners of East Rancho Dominguez are requesting to be removed from the City of Compton's Sphere of Influence. The zones included within this sphere are areas 2, 3, 4 and 5. It is our understanding that by remaining within Compton's Sphere of Influence, the City of Compton may file an application for annexation. We have very strong, legitimate and objectionable concerns with being annexed into the City of Compton and the impact it will have on our community.

Many of our residents have lived in this community for years and continue to work on improving it; and we have made some notable achievements! As a community, we believe that annexation with a city that has a long standing history of overlooking and dismissing the concerns voiced by their community members will not be advantageous to us but a sheer detriment to the years we have invested in enhancing our community. The City of Compton appears to be extremely negligent in providing needed services and resources to their current community members. This can be very easily seen by driving through any of their major thoroughfare that are riddled with graffiti, trash, numerous pot holes, homelessness and prostitution. Increasing Compton's population by annexing the aforementioned zones will only mean more voices that will not be heard and more individuals living with needs unmet. This will not create a more harmonious living environment but an environment that will be underdeveloped and stagnant; a larger city with little hope for a brighter future.

We ask that you make every effort to grant our request. We will be in attendance at the November 13, 2013 meeting to further address our concerns.

Sincerely,
Sinetta T. Farley
Sinetta T. Farley
President



Legend

City of Compton

Compton Sphere of Influence

Study II, Area 5
Joint SOI Los Angeles
Established 04-11-73

Parcel "A"
Established 07-11-84

Parcel "B"
Established 07-11-84

Parcel "C"
Established 07-11-84

Parcel "D"
Established 07-11-84

Sphere of Influence History

Action	Effective Date
Established	XX-XX-XX
Reconfirmed	02-22-06
Reconfirmed	XX-XX-XX

1 in = 0.3 miles

0 0.075 0.15 0.3 Miles



LAFCO
Local Agency Formation Commission
for the County of Los Angeles

Revised: October 15, 2013



C:\GIS\MapDocs\Compton_Islands_Acres

Staff Report

October 9, 2013

Agenda Item No. Number 7.d.

Municipal Service Review (MSR) and Sphere of Influence (SOI) Update for the City of Compton

Background

Since 1971, LAFCOs have been required to develop and adopt a Sphere of Influence for each city and special district. Government Code Section 56076 defines an SOI as “a plan for the probable physical boundaries and service area of a local agency, as determined by the Commission.”

Developing SOIs is central to the Commission’s purpose. As stated in Government Code Section 56425:

“In order to carry out its purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local governmental agencies subject to the jurisdiction of the commission to advantageously provide for the present and future needs of the county and its communities, the Commission shall develop and determine the Sphere of Influence of each city and each special district, as defined by Section 56036, within the county and enact policies designed to promote the logical and orderly development of areas within the sphere.”

Section 56425(g) further requires that the Commission review and update SOIs “every five years, as necessary.”

Pursuant to Section 56425(e), the Commission is required to “consider and prepare a written statement of its determinations” prior to adopting or updating an SOI. Staff has prepared the following recommended determinations:

- A. Present and planned land uses in the area: Compton is an older, stable, and largely built-out city, with more than half of the City devoted to residential uses. The city includes many established residential neighborhoods, an industrial area in the southern portion of the city, and several commercial corridors. Compton is an older community that is experiencing relatively little growth. The city is predominantly built out, with some vacant and/or under-utilized parcels available for development. No significant changes to the existing land uses are anticipated.
- B. Present and probable need for public facilities and services in the area: Over the last decade (2000 to 2010), Compton experienced a growth rate of 3.2%, slightly higher than the Los Angeles County growth rate of 3.1%. Compton is expected to add roughly 100 persons per year over the next two decades, which represents a very modest growth increase. Given a relatively stable population, the demand for services for the city’s

residential population is unlikely to increase in any significant fashion. With the elimination of its redevelopment agency, and the city's on-going budgetary challenges, increased demand associated with new construction and/or redevelopment of underutilized parcels is also anticipated to be relatively minimal.

- C. Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide: Due to various factors and circumstances, Compton is facing serious and long-term challenges relative to the City's ability to provide the same level of services it has provided in the past. The City of Compton should redouble efforts to acquire and develop new parks, with the goal of providing the 300 acres of parks that it should have pursuant to the State of California's recommended standard. The City of Compton is well-served by regional providers such as the Los Angeles Sheriff's Department, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District. These regional providers provide adequate service to City residents and business-owners, and the City of Compton should maintain positive working relationships with these agencies.
- D. Existence of any social or economic communities of interest: There are no significant social or economic communities of interest. Over time, the recent change in how members of the City Council are elected may impact how individuals or groups feel about being "connected" to City Hall by having "districted" representation on the City Council.
- E. Present and probable need for public facilities or services related to sewers, municipal and industrial water, and structural fire protection for any disadvantaged unincorporated communities within the existing and proposed SOI. Most of the unincorporated communities adjacent to the City of Compton, all of which are within Compton's SOI, meet the definition of Disadvantaged Unincorporated Communities; because these areas within the SOI will not be changed, there is no impact upon the present and probable need for public facilities related to sewers, municipal and industrial water, and fire protection. The only other adjoining unincorporated community adjacent to Compton (known as Rancho Dominguez) has one small DUC. This DUC, which is distant from the City of Compton's boundaries, is therefore highly unlikely to ever be annexed by the City of Compton (annexation by the City of Carson or the City of Long Beach is more likely).

These recommended SOI determinations are addressed in Section 2 of the attached Resolution Making Determinations No. 2013-00RMD (beginning on Page 3).

In order to prepare and to update a district SOI, the Commission is required, pursuant to Section 56430, to conduct a review of the municipal services in that particular district, and, further, to "consider and prepare a written statement of its determinations." Staff has prepared the following recommended determinations:

Growth and Population:

- Compton is an older, stable, and largely built-out city, with more than half of the City devoted to residential uses. The city includes many established residential neighborhoods, an industrial area

in the southern portion of the city, and several commercial corridors.

- Over the last decade (2000 to 2010), Compton experienced a growth rate of 3.2%, slightly higher than the Los Angeles County growth rate of 3.1%.
- Compton is expected to add roughly 100 persons per year over the next two decades, which represents a very modest growth increase.
- Given a relatively stable population, the demand for services is unlikely to increase in any significant fashion.

Disadvantaged Unincorporated Communities:

- Most of the unincorporated communities adjacent to the City of Compton, all of which are within Compton's SOI, meet the definition of Disadvantaged Unincorporated Communities.
- The only other adjoining unincorporated community adjacent to Compton (known as Rancho Dominguez) has only one small DUC. This DUC is distant from the City of Compton's boundaries, and it is therefore highly unlikely to ever be annexed by the City of Compton (annexation by the City of Carson or the City of Long Beach is more likely).
- Many of the DUCs in Compton's SOI are located in "Joint" SOIs with the cities of Carson, Long Beach, and Los Angeles. In some instances, these other cities have filed applications to annex these areas or expressed an interest in doing so. In this regard, were these areas to be removed from Compton's SOI, they may actually be more likely to be annexed by the other cities.
- Given the City's large SOI, its failure to initiate any efforts to annex surrounding territory within its SOI—including many areas that qualify as DUCs—consideration should be given to reducing Compton's existing SOI. Because many of the areas within Compton's SOI are Joint SOIs with other cities, removal from Compton's SOI does not impair other cities from annexing these areas. To some extent, eliminating or reducing the Joint SOIs may make it more likely that a single city annex these areas, as conflicts over "competing" SOIs are thereby avoided. In this regard, removal of these areas from Compton's SOI is in no way inconsistent with the intent of State law relative to DUCs.

Present and Planned Capacity of Public Facilities:

- The City of Compton is well-served by regional providers such as the Los Angeles Sheriff's Department, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District. These regional providers provide adequate service to City residents and business-owners, and the City of Compton should maintain positive working relationships with these agencies.
- The City of Compton should redouble efforts to acquire and develop new parks, with the goal of providing the 300 acres of parks that it should have pursuant to the State of California's recommended standard.

Financial Ability of Agencies to Provide Services:

- Due to various factors and circumstances, Compton is facing serious, long-term, challenges relative to the City's ability to provide the same level of services it has provided in the past.
- Given its size, the loss of the City's Redevelopment Project Area had a bigger impact upon Compton than many other cities. The financial loss of nearly \$30 million in redevelopment revenues (from FY 2011-12 to FY 2012-13) is a serious blow that will impact the City's fiscal health for years to come.
- There are no obvious, short-term, or even one-time financial remedies that would offset the loss of \$93.6 million in revenues year-to-year.
- Many of the financial remedies available—pension reform, possible contract with CFPD for fire protection services—will do little or nothing in the short-term to address the City's current fiscal situation. City officials should diligently explore all opportunities to eliminate the structural deficiencies associated with the City's budget.

Status of, and Opportunities for, Shared Facilities:

- The City of Compton is well-served by regional providers such as the Los Angeles Sheriff's Department, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District. These regional providers provide adequate service to City residents and business-owners, and the City of Compton should maintain positive working relationships with these agencies.
- There are no apparent opportunities for additional shared facilities.

Accountability for Community Service Needs:

- City staff should develop a program to improve communicating basic information to City residents. In the past, financial information is either unavailable or difficult to locate on the City's website, though, as noted herein, staff has made improvements. In dealing with LAFCO inquiries, city staff responded slowly to requests for paper copies of documents. The City should revamp its website and post PDF copies of its most recent financial documents—at a minimum, for the current fiscal year, and, ideally, for the two previous fiscal years.
- City staff needs to resolve its issues with its former auditor or retain new auditors. The lack of a recent independent audit is essential to the City's maintaining the trust and confidence of business-owners and residents.
- The City Manager and department supervisors should implement a program to train city staff in how to respond to requests for information. Paper copies of budget and audit documents should be available at City Hall, with copies provided to the public for nominal reproduction costs; electronic copies should be readily available on the city's website. Staff should be discouraged from compelling the public to file formal Public Records Act requests for routine city documents.

Other Matters

(No determinations).

Discussion

Compton, the eighth oldest city in the County of Los Angeles, was incorporated as a Charter City on May 11th, 1888.

As discussed at length in the MSR, the City of Compton is facing serious budgetary challenges. These include the loss of its redevelopment agency, budget shortfalls, staff reductions, complications involving the preparation of audits and financial statements, and even some public speculation about the potential for bankruptcy. Staff's efforts to analyze the City of Compton were complicated by the lack of recent audits and financial statements, as well as, at least initially, a lack of cooperation from City officials.

To the City's credit, and as discussed in the MSR, the City does seem to be making a dent in addressing these challenges. The Fiscal Year 2013-2014 budget adopted by the City Council is balanced. Of late, staff has been more responsive and cooperative in responding to LAFCO requests for information. Nevertheless, and as discussed in more detail in the MSR, Compton faces on-going and long-term fiscal challenges that may take several years to overcome.

With respect to the City's SOI, while the City of Compton itself is 10.01 square miles, the portion of the SOI that is outside of the city boundaries is 9.03 square miles. Compton's SOI, which is nearly as large as the City itself, is unusually large compared to other cities in the Los Angeles region. With the exception of the "North County" cities of Lancaster, Palmdale, and Santa Clarita, most cities in Los Angeles County have an SOI that is smaller—generally substantially smaller—than the SOI for the City of Compton.

Compton's existing Sphere of Influence (see Exhibit "A") is concentrated in the following four areas:

- Joint SOI with the City of Los Angeles to the northwest, added to the SOI in 1973;
- Several islands along the City's eastern boundary, added to the SOI in 1984, and known as East Compton;
- Joint SOI with the City of Carson and the City of Los Angeles, added to the SOI in 2006 as part of the Gateway Cities MSR; and
- Joint SOI with the City of Carson and City of Long Beach, added to the SOI in 2006 as part of the Gateway Cities MSR, and known as Rancho Dominguez.

Despite the fact that these areas have been within Compton's SOI for years, and in some instances, decades, the City has not undertaken any recent efforts to annex any of these areas.

Staff determined that Compton is the most logical jurisdiction to annex the "islands" in East Compton, as discussed in detail in the MSR. For this reason staff recommends that these areas remain in the City's SOI.

As noted, above, three of the four areas within Compton's SOI are "Joint SOI" areas, where unincorporated territory is located in the SOI for more than one city.

In reviewing two of these areas—the Joint SOI with Los Angeles added in 1973, and the Joint SOI with Carson and Los Angeles added in 2006—and due to the inactivity by Compton, staff was initially inclined to recommend that the Commission remove them from the Compton SOI. In further reviewing these areas, however, staff determined that the other involved cities (Los Angeles, relative to the first Joint SOI, above; and Carson and Los Angeles, relative to the second Joint SOI, above) had made no efforts to annex these territories. For this reason, staff is recommending that the Commission retain these areas within Compton's SOI. As noted in the MSR, staff recommends that the Commission consider Areas 1 and 6 in the next round of MSRs in 2018.

The last Joint SOI area is unincorporated Rancho Dominguez, located southerly of the City of Compton. This area is in the SOI for three cities: Carson, Compton, and Long Beach. Both the City of Carson (in 2011) and the City of Long Beach (in 2007) have filed applications to annex territory within the Rancho Dominguez area. Given the fact that two cities have filed applications with LAFCO—and Compton has not—staff is recommending that the Commission remove the Rancho Dominguez area from Compton's SOI.

Staff consulted with City representatives before finalizing the MSR that is before the Commission today. Based upon a review of the Draft MSR that was provided to the City, Compton's City Council adopted a resolution and letter (copies are attached) requesting that LAFCO not make any changes to its existing SOI. Staff does not believe that anything would be accomplished by delaying adoption of the MSR and SOI Update. Given that the most significant change to Compton's SOI is to remove the Rancho Dominguez area—for which there are two annexation applications from other cities pending before LAFCO—it is unlikely that this area will be annexed into Compton.

LAFCO staff has met with and spoken with City representatives, and considered all City input before finalizing the MSR and its recommendations concerning all areas within Compton's SOI.

Separate from Compton's SOI, staff is also recommending consideration of one future change to a neighboring jurisdiction's SOI. As noted in Chapter 5 ("City of Los Angeles -- Future Considerations" on Page 27), staff is recommending that a small area (that is within both Compton and Los Angeles' SOI) be removed from the City of Los Angeles SOI at a future date. Because the area is not directly contiguous to the boundaries of the City of Los Angeles, and

because it is surrounded by the City of Compton, it is unlikely to be annexed into the City of Los Angeles. Staff recommends that this issue be considered at a later date when LAFCO reviews the City of Los Angeles SOI.

California Environmental Quality Act (CEQA)

MSRs are feasibility and planning studies for possible future actions that have not been approved, adopted, or funded. The preparation and adoption of an MSR is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15262.

As set forth in State CEQA Guidelines section 15061, adoption of the SOI Update and Dissolution of the District is not subject to the California Environmental Quality Act (CEQA) because it can be seen with certainty that there is no possibility that the Municipal Service Review and Sphere of Influence Update and Dissolution will have a significant effect on the environment. These recommendations are not a project for purposes of CEQA because they are organizational activities of governments with no direct nor indirect effects on the physical environment, pursuant to Section 15378(b) of the State CEQA Guidelines.

Staff Recommendation:

In consideration of information gathered and evaluated for the proposed actions relative to the City of Compton, staff recommends that the Commission:

- 1) Open the public hearing and receive testimony on the proposed Municipal Service Review and Sphere of Influence Update;
- 2) There being no further testimony, close the public hearing;
- 3) Adopt a finding that adoption of the Municipal Service Review and Sphere of Influence Update for the City of Compton are not subject to the California Environmental Quality Act because it can be seen with certainty that there is no possibility that the adoption of the MSR and SOI Update will have a significant effect on the environment. These recommendations are not a project for purposes of CEQA because they are organizational activities of governments with no direct nor indirect effects on the physical environment, pursuant to Section 15378(b) of the State CEQA Guidelines.
- 4) Adopt the September 20, 2013 City of Compton Municipal Service Review;
- 5) Adopt the recommended determinations required for a Municipal Service Review as contained in both the staff report and the MSR pursuant to Government Code Sections 56430;

- 6) Adopt the recommended determinations required for the Update of the Sphere of Influence as contained in both the staff report and the MSR pursuant to Government Code Sections 56425;
- 7) Adopt the SOI Update for the City of Compton, pursuant to Government Code Section 56425, which includes the removal of the Rancho Dominguez area from the City of Compton SOI, as shown on the enclosed map (Exhibit "B");
- 8) Adopt Resolution No. 2013-00 RMD adopting the MSR and SOI Update for the City of Compton.

Attachments:

City of Compton Municipal Service Review

Exhibit "A" Existing Compton City Boundary/SOI Map

Exhibit "B" Proposed Compton City Boundary/SOI Map

Correspondence from the City of Compton

RESOLUTION NO. 2013-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES ADOPTING THE
MUNICIPAL SERVICE REVIEW (MSR) AND THE SPHERE OF INFLUENCE
(SOI) UPDATE FOR THE CITY OF COMPTON

WHEREAS, the Cortese-Knox-Hertzberg Local Governmental Reorganization Act of 2000 (California Government Code Section (Section) 56000 et seq) provides that a Local Agency Formation Commission (LAFCO) must adopt Spheres of Influence (SOIs) of each local governmental agency within its jurisdiction (Section 56425(a)) and that it must update, as necessary, each Sphere every five years (Section 56425(g));

WHEREAS, the SOI is the primary planning tool for LAFCO and defines the probable physical boundaries and service area of a local agency as determined by LAFCO;

WHEREAS, Section 56430 requires that in order to prepare and to update Spheres of Influence, the Commission shall conduct a Municipal Service Review prior to or in conjunction with action to update or adopt a Sphere of Influence;

WHEREAS, the Commission has undertaken the MSR and SOI Update for the City of Compton;

WHEREAS, the Executive Officer has submitted to the Commission an MSR and SOI Update, including recommendations for changes to the SOI for the City of Compton;

WHEREAS staff previously shared a previous draft MSR with representatives of the City of Compton, and has considered input from City staff as it prepared the draft MSR presented to the Commission;

WHEREAS, the MSR and SOI Update for the City of Compton contain the determinations required by Section 56430 for the municipal services provided by the City

of Compton;

WHEREAS, a map of the updated SOI of the City of Compton is attached as Exhibit "B," attached hereto and incorporated by reference herein;

WHEREAS, the Executive Officer, pursuant to Government Code Section 56427, set October 9th, 2013, as the hearing date on this MSR and SOI study proposal, and gave the required notice of public hearing pursuant to Section 56427;

WHEREAS, after being duly and proper noticed, the Commission held a public hearing on the proposal on October 9, 2013, and at the hearing the Commission heard and received all oral and written protests, 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;

WHEREAS, for the City of Compton, and pursuant to Section 56425(d)(5), the Commission has considered the impacts of the proposed MSR and SOI Update relative to Disadvantaged Unincorporated Communities (DUCs) that are within the City of Compton's SOI;

WHEREAS, based upon staff review and the feasibility of governmental reorganization identified in Section 56425(h), staff has determined that any such reorganizations will not further the goals of orderly development and affordable service delivery, and therefore will not recommend reorganization of the City of Compton;

WHEREAS, the proposed action consists of the adoption of the MSR and adoption of an SOI for the City of Compton; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the adoption of the MSR and adoption of an SOI Update for the City of Compton were

determined to be categorically exempt under Section 15061 of the State CEQA Guidelines because it can be seen with certainty that the recommended actions have no possibility of having a significant adverse effect on the environment, in that the one primary change to the SOI involves Rancho Dominguez, an unincorporated community that is also within the boundaries of the SOIs for the City of Carson and the City of Long Beach, both of which have applications to annex the area pending before LAFCO; and, in the alternative, that these recommendations are not a project for purposes of CEQA because they are organizational activities of governments with no direct nor indirect effects on the physical environment pursuant to Section 15378 of the State CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The recommended actions are exempt from CEQA as set out herein.
2. The Commission adopts the following written determinations and approves the

Sphere of Influence Update for the City of Compton:

- A. Present and planned land uses in the area: Compton is an older, stable, and largely built-out city, with more than half of the City devoted to residential uses. The city includes many established residential neighborhoods, an industrial area in the southern portion of the city, and several commercial corridors. Compton is an older community that is experiencing relatively little growth. The city is predominantly built out, with some vacant and/or under-utilized parcels available for development. No significant changes to the existing land uses are anticipated.
- B. Present and probable need for public facilities and services in the area: Over the last decade (2000 to 2010), Compton experienced a growth rate of 3.2%, slightly higher than the Los Angeles County growth rate of 3.1%. Compton is expected to add roughly 100 persons per year over the next two decades, which represents a very modest growth increase. Given a relatively stable population, the demand for services for the city's residential population is unlikely to increase in any significant fashion. With the elimination of its redevelopment agency, and the city's on-going budgetary challenges, increased demand associated with new

construction and/or redevelopment of underutilized parcels is also anticipated to be relatively minimal.

- C. Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide: Due to various factors and circumstances, Compton is facing serious and long-term challenges relative to the City's ability to provide the same level of services it has provided in the past. The City of Compton should redouble efforts to acquire and develop new parks, with the goal of providing the 300 acres of parks that it should have pursuant to the State of California's recommended standard. The City of Compton is well-served by regional providers such as the Los Angeles Sheriff's Department, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District. These regional providers provide adequate service to City residents and business-owners, and the City of Compton should maintain positive working relationships with these agencies.
 - D. Existence of any social or economic communities of interest: There are no significant social or economic communities of interest. Over time, the recent change in how members of the City Council are elected may impact how individuals or groups feel about being "connected" to City Hall by having "districted" representation on the City Council.
 - E. Present and probable need for public facilities or services related to sewers, municipal and industrial water, and structural fire protection for any disadvantaged unincorporated communities within the existing and proposed SOI. Most of the unincorporated communities adjacent to the City of Compton, all of which are within Compton's SOI, meet the definition of Disadvantaged Unincorporated Communities; because these areas within the SOI will not be changed, there is no impact upon the present and probable need for public facilities related to sewers, municipal and industrial water, and fire protection. The only other adjoining unincorporated community adjacent to Compton (known as Rancho Dominguez) has one small DUC. This DUC, which is distant from the City of Compton's boundaries, is therefore highly unlikely to ever be annexed by the City of Compton (annexation by the City of Carson or the City of Long Beach is more likely).
3. The Executive Officer's staff report and recommendations for adoption of the MSR and adoption of an SOI Update—including the removal of the Rancho Dominguez community from the City of Compton SOI—for the City of Compton are hereby incorporated by reference and adopted.
4. The Executive Officer is hereby directed to add the words "SOI Adopted on October 9th, 2013" to the official LAFCO map for the City of Compton.

5. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Section 56882 of the Government Code.

PASSED AND ADOPTED this 9th day of October, 2013.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES:

PAUL A. NOVAK, Executive Officer

**City of Compton
Municipal Service Review
September 30, 2013**

Chapter One: Background

Municipal Boundaries

The State of California possesses the exclusive power to regulate boundary changes. Cities and special districts do not have the right to change their own boundaries without State approval.

The California Constitution (Article XI, Section 2.a) requires the Legislature to “prescribe [a] uniform procedure for city formation and provide for city powers.” The Legislature also has the authority to create, dissolve, or change the governing jurisdiction of special districts because they receive their powers only through State statutes.

The Legislature has created a “uniform process” for boundary changes for cities and special districts in the Cortese Knox-Hertzberg Local Government Reorganization Act of 2000 (California Government Code Section 56000 *et seq*). The Act delegates the Legislature’s boundary powers over cities and special districts to Local Agency Formation Commissions (LAFCOs) established in each county in the State. The Act is the primary law that governs LAFCOs and sets forth the powers and duties of LAFCOs.

In addition to the Act, LAFCOs must comply with the following State laws:

- California Revenue and Taxation Code Sections 93 and 99. LAFCO considers the revenue and taxation implications of proposals and initiates the property tax negotiation process amongst agencies affected by the proposal.
- California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000 *et seq*) and the related CEQA Guidelines (Title 14, California Code of Regulations Section 15000 *et seq*). Applications before LAFCO are considered to be “projects” under CEQA, which requires that potential environmental impacts be analyzed prior to Commission action.
- Ralph M. Brown Act (California Government Code Section 54950 *et seq*). Commonly known as the State’s “open meeting law,” the Brown Act insures that the public has adequate opportunity to participate in the LAFCO process.
- Political Reform Act (California Government Code Section 81000 *et seq*). Commissioners and some LAFCO staff subject to the Act, which requires the filing of annual reports of economic interests.

What are LAFCO's?

LAFCOs are public agencies with county-wide jurisdiction for the county in which they are located. LAFCOs oversee changes to local government boundaries involving the formation and expansion of cities and special districts.

In creating LAFCOs, the Legislature established four priorities: encourage orderly growth and development, promote the logical formation and determination of local agency boundaries, discourage urban sprawl, and preserve open space and prime agricultural lands.

Created by the State but with local (not State) appointees, each of the 58 counties in the State of California has a LAFCO. Each LAFCO operates independently of other LAFCOs, and each LAFCO has authority only within its corresponding county.

While a LAFCO may purchase services from a county (i.e., legal counsel, employee benefits, payroll processing), LAFCO's are not County agencies.

Local Agency Formation Commission for the County of Los Angeles

LA LAFCO regulates the boundaries of all 88 incorporated cities within the County of Los Angeles. LAFCO regulates most special district boundaries, including, but not limited to:

- California water districts
- Cemetery districts
- Community service districts ("CSDs")
- County service areas ("CSAs")
- County waterworks districts
- Fire protection districts
- Hospital and health care districts
- Irrigation districts
- Library districts
- Municipal utility districts
- Municipal water districts
- Reclamation districts
- Recreation and parks districts
- Resource conservation districts
- Sanitation districts
- Water replenishment districts

LAFCO does not regulate boundaries for the following public agencies:

- Air pollution control districts
- Bridge, highway, and thoroughfare districts
- Community college districts
- Community facility districts (aka "Mello-Roos" districts)
- Improvement districts
- Mutual water companies
- Private water companies
- Redevelopment agencies
- School districts
- Special assessment districts
- Transit and transportation districts

LAFCO does not regulate the boundaries of counties. County boundary adjustments are within the purview of the boards of supervisors for the involved counties.

State law specifically prohibits LAFCOs from imposing terms and conditions which "directly regulate land use, property development, or subdivision requirements." In considering applications, however, State law requires that LAFCO take into account existing and proposed land uses, as well as General Plan and zoning designations, when rendering its decisions.

The Local Agency Formation Commission for the County of Los Angeles (LA LAFCO, the Commission, or LAFCO) is composed of nine voting members:

- Two members of the Los Angeles County Board of Supervisors (appointed by the Los Angeles County Board of Supervisors);
- One member of the Los Angeles City Council (appointed by the Los Angeles City Council President);
- Two members of city councils who represent the other 87 cities in the county other than the City of Los Angeles (elected by the City Selection Committee);
- Two members who represent independent special districts (elected by the Independent Special Districts Selection Committee);
- One member who represents the San Fernando Valley (appointed by the Los Angeles County Board of Supervisors); and
- One member who represents the general public (elected by the other 8 members).

LAFCO also has six alternate members, one for each of the six categories above.

The Commission holds its "regular meetings" at 9:00 a.m. on the second Wednesday of each month. The Commission periodically schedules "special meetings" on a date other than the second Wednesday of the month. Commission meetings are held in Room 381B of the Kenneth Hahn Hall of Administration, located at 500 West Temple Street in downtown Los Angeles. Public notice, including the Commission agenda, is posted at the Commission meeting room and on LAFCO's web-site (www.lalafco.org).

The Commission appoints an Executive Officer and Deputy Executive Officer. A small staff reports to the Executive Officer and Deputy Executive Officer.

LAFCO's office is located at 80 South Lake (Suite 870) in the City of Pasadena. The office is open Monday through Thursday from 7:00 a.m. to 5:00 p.m. The office is closed on Fridays.

What are LAFCO's responsibilities?

LAFCO oversees changes to local government boundaries involving the formation and expansion of cities and special districts. This includes annexations and detachments of territory to and/or from cities and special districts; incorporations of new cities; formations of new special

districts; consolidations of cities or special districts; mergers of special districts with cities; and dissolutions of existing special districts. LAFCO also approves or disapproves proposals from cities and special districts to provide municipal services outside their jurisdictional boundaries (these public agencies can provide services outside of their boundaries under very limited circumstances).

An important tool used in implementing the Act is the adoption of a Sphere of Influence (SOI) for a jurisdiction. An SOI is defined by Government Code Section 56425 as "...a plan for the probable physical boundary and service area of a local agency." An SOI represents an area adjacent to a city or special district where a jurisdiction might be reasonably expected to provide services over the next 20 years. The SOI is generally the territory within which a city or special district is expected to annex.

LAFCO determines an initial SOI for each city and special district in the County. The Commission is also empowered to amend and update SOIs.

All jurisdictional changes, such as incorporations, annexations, and detachments, must be consistent with the affected agency's Sphere of Influence, with limited exceptions.

Municipal Service Reviews

State law also mandates that LAFCO prepares Municipal Service Reviews (MSRs). An MSR is a comprehensive analysis of the municipal services, including an evaluation of existing and future service conditions, provided in a particular region, city, or special district. Related to the preparation of MSRs, and pursuant to State Law, LAFCOs must review and update SOIs "every five years, as necessary." The Commission adopted MSRs for all cities and special districts in the County prior to the January 1, 2008 deadline (Round One).

Some LAFCOs prepare MSRs for each city and special district in their region every five years. Other LAFCOs do not prepare MSRs proactively; rather, when a city, special district, or petitioner wants to expand the boundaries of an SOI, the LAFCO requires that the applicant pay for the preparation of an MSR in advance of the SOI determination. Most LAFCOs take an intermediate approach, above, preparing MSRs for a select group of cities and special districts every five years. This is the approach taken by the Commission (LA LAFCO) at its meeting of March 9, 2011. Staff is currently preparing MSR's for 9 cities and 14 special districts (Round Two). Staff has completed MSRs for one city (Santa Clarita) and two special districts (Huntington Municipal Water District and Palmdale Water District), all of which have been adopted by the Commission. The remaining MSRs are scheduled be adopted by the Commission by the end of Calendar Year 2013.

In preparing MSRs, LAFCOs are required to make seven determinations:

- Growth and population projections for the affected area;
- The location and characteristics of any disadvantaged unincorporated communities (DUCs) within or contiguous to a city or district's SOI;

- Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs of deficiencies;
- Financial ability of agencies to provide services;
- Status of, and opportunities for, shared facilities;
- Accountability for community service needs, including governmental structure and operational efficiencies; and
- Any other matter related to effective or efficient service delivery.

Although State law requires the preparation of MSRs, the State does not provide funding to LAFCOs to perform this work. Some MSRs are prepared utilizing existing LAFCO staff; in other instances, LAFCO retains a consultant. When consultants are required, LAFCOs utilize a portion of its existing annual budget; additionally, LAFCO may request voluntary contributions from the involved city or special district.

(Report continues on Page 6)

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Chapter Two: The City of Compton

Background

Compton, the eighth oldest city in the County of Los Angeles, was incorporated as a Charter City on May 11th, 1888.¹

According to the United States Census Bureau, Compton's 2010 population is 96,455 residents, which represents a 3.2% increase over its population in (93,493) in 2000. Compton is 10.01 square miles, giving the city a population density of 9,633 persons per square mile. The City has 24,523 housing units, and the homeownership rate is 56.4%. At the time of the 2010 Census, the median value of owner-occupied housing units was \$330,100 (given recent economic trends in Southern California, that number is likely to be lower in 2013).² As noted in the Land Use Element of the City's Draft Compton General Plan 2030, "[m]uch of the city's housing stock is over fifty years old."³

Compton is located in the "Gateway Cities" sub-region of the Southern California Association of Governments. The city is surrounded by several unincorporated communities (East Compton, Rancho Dominguez, West Rancho Dominguez, and Willowbrook) and the cities of Carson, Long Beach, Los Angeles, Lynwood, and Paramount.

Compton is well-served by major freeways, including the San Diego (I-405) Freeway to the south and west, the Harbor (I-110) Freeway to the west, the Century (I-105) Freeway to the north, the Long Beach (I-710) to the east, and the Artesia (State Route 91) Freeway to the south. The southeast corner of the City is bisected by the 710 Freeway. A small portion of Compton lies southerly of the 91 Freeway.

Compton is bisected in a north-south orientation by the Alameda Corridor, "a series of bridges, underpasses, overpasses and street improvements that separate freight trains from street traffic and passenger trains [that] carries freight trains in an open trench that is 10 miles long, 33 feet deep and 50 feet wide between State Route 91 in Carson and 25th Street in Los Angeles."⁴ The corridor is utilized to transport incoming goods from the Ports of Long Beach and Los Angeles to railroad and trucking distribution centers south of Downtown Los Angeles.

The Metro Blue Line (from Long Beach to Los Angeles Union Station) bisects Compton in a north-south orientation. The Willowbrook Station is located at 11611 Willowbrook Avenue, just north of the Artesia Freeway and west of Willowbrook Avenue, and includes an adjacent park & ride facility. The Compton Station is located at 275 Willowbrook Avenue.

Compton is also home to the Compton/Woodley Airport, one of five municipal airports owned and operated by the County of Los Angeles. The airport is located in the western portion of Compton, just north of Alondra Boulevard between Central Avenue and Wilmington Avenue. The airport, which has been in operation since 1924, is 77 acres in size, and has two east-west runways

The topography of Compton is relatively flat. The Los Angeles River, a major flood control channel that starts in the San Fernando Valley and ends in Long Beach, abuts Compton's eastern boundary. Compton Creek traverses diagonally through the City, starting at the city's

northwestern corner and traveling through and beyond the city's southeastern corner (the Creek originates in South Central Los Angeles and terminates in Long Beach).

The City of Compton established the Compton Redevelopment Agency in 1967. The Redevelopment Project included substantial portions of the City, particularly along the Artesia Freeway corridor, the Alameda Corridor, and several major commercial thoroughfares. The Compton Redevelopment Agency was abolished in 2012, following the passage of State legislation abolishing all redevelopment agencies in California.

Compton is an older community that is experiencing relatively little growth. The city is predominantly built out, with some vacant and/or under-utilized parcels available for development.

Compton has a relatively large existing Sphere of Influence (see Exhibit "A"), primarily concentrated in the following four areas:

- Joint SOI with the City of Los Angeles to the northwest, added to the SOI in 1973;
- Several islands along the City's eastern boundary, added to the SOI in 1984, and known as East Compton;
- Joint SOI with the City of Carson and the City of Los Angeles, added to the SOI in 2006 as part of the Gateway Cities MSR; and
- Joint SOI with the City of Carson and City of Long Beach, added to the SOI in 2006 as part of the Gateway Cities MSR, and known as Rancho Dominguez.

As stated previously, the City of Compton is 10.01 square miles. The portion of the SOI that is outside of the city boundaries is 9.03 square miles. Compton's SOI, which is nearly as large as the City itself, is unusually large compared to other cities in the Los Angeles region. With the exception of the "North County" cities of Lancaster, Palmdale, and Santa Clarita, most cities in Los Angeles County have an SOI that is smaller—generally substantially smaller—than the SOI for the City of Compton.

Until recently, Compton was governed by a mayor and 4 council-members, all of whom were elected on an "at large" (citywide) basis. In June of 2012, Compton voters approved a charter amendment creating 4 geographic council districts. The mayor continues to run for election on a citywide basis.

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Chapter Three: Discussion and Determinations

Government Code Section 56430 requires LAFCO to “conduct a service review of the municipal services” and to “prepare a written statement of its determinations” relative to several factors. This chapter addresses these factors and includes the recommended determinations.

Growth and Population

According to the United States Census Bureau, the 2010 population of the City of Compton is 96,455 residents, which represents a 3.2% increase over its population (93,493) in 2000. Given a size of 10.01 square miles, the population density is 9,633 persons per square mile.

According to the Southern California Association of Governments, the 3.2% increase is slightly higher than the Los Angeles County rate of 3.1%.⁵ The growth rate is not exceptional, given that Compton is an older, largely built-out community.

SCAG’s 2012 Regional Transportation Plan (RTP) identifies a current population in Compton of 95,900 residents, which is slightly lower than the Census Bureau estimate. The RTP forecast projects nominal growth in the City of Compton, projecting 96,900 residents in 2020; and 97,600 residents in 2035. At this rate, Compton would be expected to add 100 residents or so every year for the next 20+ years.

Exhibit 2 City of Compton Population

<u>Year</u>	<u>Population</u>	<u>Percentage Increase</u>
2012	95,900	
2020	96,900	1.04%
2030	97,600	0.72%

Source: SCAG 2012 Regional Transportation Plan Adopted Growth Forecast

Upon request, City staff provided LAFCO with the Land Use Element of the draft Compton General Plan 2030. Staff indicated that the former Land Use Element was out of date, that LAFCO should rely upon the draft 2030 Plan, and that adoption of the 2030 Plan is imminent.

The "Land Use Survey and Observations" (Page LU 2-4) references a "planning area" of 11.1 square miles that includes 588 acres of unincorporated territory adjacent to the City of Compton. Additionally, the "Land Use Map" (Exhibit 1) and "Distribution of Existing Land Uses and Development in the Planning Area" (Table 2-1) include unincorporated communities.

Although the Land Use Element's background information and exhibits make reference to unincorporated communities adjacent to the City, there is no substantive narrative discussion relative to the City annexing these areas. Additionally—and despite the fact that Compton has a large SOI—city officials have not filed any recent applications with LAFCO to annex adjoining unincorporated territories. Combined, these facts suggest that the City is uninterested in annexing unincorporated territory at present. Despite this history, newly-elected city officials have expressed a desire to consider future annexations, and staff has indicated that they plan to retain a consultant to assist in these efforts.

Of the City's 5,168 acres, existing land uses in the City are:

- 2,733 acres (53%) of residential:
 - 2,242 acres (43%) single-family;
 - 334 acres (6%) low density multi-family; and
 - 157 acres (3%) medium density multi-family;
- 425 acres (8%) of general commercial;
- 1,066 acres (21%) of office/commercial/industrial;
- 668 acres (13%) of public facilities; and
- 276 acres (5%) of parks, easements, and vacant properties.⁶

There are some commercial/retail uses, generally located along major thoroughfares such as Alondra Boulevard, Central Avenue, Compton Boulevard, Long Beach Boulevard, and Rosecrans Avenue. The majority of the industrial uses are in larger, older industrial parks in the southern portion of the city, located both north and south of the Artesia (State Route 91) Freeway.

Determinations:

- **Compton is an older, stable, and largely built-out city, with more than half of the City devoted to residential uses. The city includes many established residential neighborhoods, an industrial area in the southern portion of the city, and several commercial corridors.**

- Over the last decade (2000 to 2010), Compton experienced a growth rate of 3.2%, slightly higher than the Los Angeles County growth rate of 3.1%.
- Compton is expected to add roughly 100 persons per year over the next two decades, which represents a very modest growth increase.
- Given a relatively stable population, the demand for services is unlikely to increase in any significant fashion.

Disadvantaged Unincorporated Communities

Pursuant to the State's passage of Senate Bill 244, as of January 1, 2012, LAFCOs are required to make determinations regarding Disadvantaged Unincorporated Communities (DUCs) for an Update of a Sphere of Influence. The law defines a DUC as a community with an annual median household income that is less than 80% (eighty percent) of the statewide annual median household income. The law also requires that LAFCOs consider "the location and characteristics of any disadvantaged communities within or contiguous to the sphere of influence" when preparing an MSR.

Of the four primary unincorporated communities adjacent to the City of Compton, the entirety of three of these communities meets the criteria for Disadvantaged Unincorporated Communities:

- Area of the Joint SOI with the City of Los Angeles to the northwest (added to the SOI in 1973);
- Several islands along the City's eastern boundary (added to the SOI in 1984), known as East Compton; and
- Area of the Joint SOI with the City of Carson and the City of Los Angeles (added to the SOI in 2006 as part of the Gateway Cities MSR).

The vast majority of the Rancho Dominguez community, which is the area of the Joint SOI with the City of Carson and City of Long Beach (added to the SOI in 2006 as part of the Gateway Cities MSR), does not have any DUCs. The only DUC in this area (Rancho Dominguez) is a very small area at the southeast corner, adjacent to the boundaries of the City of Carson and the City of Long Beach. Given the location of this DUC, it is highly unlikely that this DUC would ever be annexed into the City of Compton, for several reasons: one, the area is far from the southerly boundary of Compton; two, it is adjacent to two other incorporated cities and within each of those city's SOI; and three, both Carson and Long Beach have applications pending before LAFCO to annex the subject area.

Determinations:

- **Most of the unincorporated communities adjacent to the City of Compton, all of which are within Compton's SOI, meet the definition of Disadvantaged Unincorporated Communities.**

- The only other adjoining unincorporated community adjacent to Compton (known as Rancho Dominguez) has only one small DUC. This DUC is distant from the City of Compton's boundaries, and it is therefore highly unlikely to ever be annexed by the City of Compton (annexation by the City of Carson or the City of Long Beach is more likely).
- Many of the DUCs in Compton's SOI are located in "Joint" SOIs with the cities of Carson, Long Beach, and Los Angeles. In some instances, these other cities have filed applications to annex these areas or expressed an interest in doing so. In this regard, were these areas to be removed from Compton's SOI, they may actually be more likely to be annexed by the other cities.
- Given the City's large SOI, its failure to initiate any efforts to annex surrounding territory within its SOI—including many areas that qualify as DUCs—consideration should be given to reducing Compton's existing SOI. Because many of the areas within Compton's SOI are Joint SOIs with other cities, removal from Compton's SOI does not impair other cities from annexing these areas. To some extent, eliminating or reducing the Joint SOIs may make it more likely that a single city annex these areas, as conflicts over "competing" SOIs are thereby avoided. In this regard, removal of these areas from Compton's SOI is in no way inconsistent with the intent of State law relative to DUCs.

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Present and Planned Capacity of Public Facilities

Providers of municipal services in the City of Compton are identified in Exhibit 3, below.

Exhibit 3 City of Compton Municipal Services	
Police	Los Angeles Sheriff Department
Fire & Paramedic	Direct
Water Retailer(s)	Direct (most of the City) Sativa County Water District (small portion of the city) Golden State Water Company (small portion of the city) Park Water Company (small portion of the city)
Wastewater Collection	Direct
Wastewater Treatment	Direct
Wastewater Disposal	County Sanitation Districts 1 and 8
Sewer Maintenance	County of Los Angeles Sewer Maintenance District
Solid Waste	Private waste haulers under franchise agreements with the City
Stormwater Maintenance	Direct
Street Maintenance	Direct
Street Lighting	Direct, Southern California Edison
Parks & Recreation	Direct
Library	Los Angeles County Public Library System
Transit	Metro, Direct
Land Use	Direct
Building	Direct

Law enforcement/police: Law enforcement services in the City of Compton are provided under contract by the Los Angeles Sheriff's Department. LASD personnel is based at the Compton Station, located at 201 South Willowbrook Avenue (this location is adjacent to Compton City Hall). LASD has 102 sworn and 21 non-sworn employees at the Compton Station. According to LASD, from Calendar Year 2010 to 2011 (the most recent statistics available), the number of reported incidents dropped by 19% and the number of arrests dropped by 16%.⁷

LASD is one of the largest municipal law enforcement agencies in the entire country. In addition to patrolling all unincorporated areas, LASD has a large contract services division whereby it provides law enforcement services to 40 cities throughout the county. LASD has been providing contract services to Compton since September of 2000, when the city eliminated its own police department. There are no apparent capacity issues associated with LASD's continuing to provide contract law enforcement services to the City of Compton.

Fire: There are four fire stations located within the City of Compton:

- Station #1 at 201 South Acacia Avenue;
- Station #2 at 1323 East Palm Street;
- Station #3 at 1133 West Rosecrans Avenue (which also serves as a training facility); and
- Station #4 at 950 West Walnut Street.⁸

Compton's Fire Department, established in 1901, currently has 84 sworn employees and 5 civilian employees. Equipment includes four fire engines, one truck, two paramedic squads, and two basic life support ambulances. The entire fleet was replaced in 2006. The department's average response time is 4 minutes and 30 seconds.⁹

Water Retailers: Retail water service to approximately 80% of Compton residents and businesses is provided by the Compton Municipal Water Department. Retail water service is provided to small portions of the City by the Santa Ana County Water District and two investor-owned utilities (Golden State Water Company and Park Water Company). These water retailers have lengthy histories providing water in the City of Compton. As noted previously, only modest growth is expected in the City over the next twenty years. Other than the challenges facing all water retailers in Southern California, there are no apparent capacity issues for water retailers in the City of Compton. (Note: LAFCO is preparing a separate MSR which examines the Santa Ana County Water District in greater detail.)

Wastewater Treatment: The Sanitation Districts of Los Angeles County treat the wastewater generated in the City of Compton. Most of the City of Compton lies within the boundaries of County Sanitation District No. 1; the southeasterly portion of the City lies within the boundaries of County Sanitation District 8. Compton has a representative on the board of directors for both districts.

Wastewater generated in Compton is treated at the Joint Water Pollution Control Plant (JWPCP) in nearby Carson. The JWPCP is one of the largest wastewater treatment plants in the world and is the largest plant operated by the Sanitation Districts, with the capacity to treat 275 million gallons of wastewater per day.¹⁰ The JWPCP is currently providing adequate service to the City of Compton. Given that only modest growth is expected in the City over the next twenty years; combined with the history, size, and operational abilities of the Sanitation Districts; there are no apparent capacity issues for wastewater treatment.

Sewer Maintenance: The City's sewers are maintained by the County of Los Angeles Consolidated Sewer Maintenance District, which is managed by the Los Angeles County Department of Public Works. The CSMD maintains sewers in unincorporated areas and 40 cities throughout the County, serving a population of more than 2.3 million people. The District's annual budget is approximately \$60 million.¹¹ Given that only modest growth is expected in the

City over the next twenty years; combined with the District's size, track record, and operational abilities; there are no apparent capacity issues for sewer maintenance.

Solid Waste – Residential solid waste is picked up by two franchisees, Consolidated and Pacific Coast Waste & Recycling. Some of the unincorporated areas surrounded by and adjacent to the City of Compton are within the boundaries of the Firestone Garbage Disposal District which is operated by the Los Angeles County Department of Public Works).

Parks: Compton's Parks and Recreation/Special Services Department operates and maintains 13 parks totaling over 60 acres. Facilities also include the Compton 3-Par Golf Course, as well as 2 pools that are operated during the summer months. Compton's 60 acres of parks for a city of 100,000 residents is well below the State of California's recommended standards of 3 acres per 1,000 residents. Acquiring and developing new parkland, however, in a city that is almost entirely built out is a challenge. The City maintains active recreation programs at the city's parks and pools, and the City is making considerable effort to develop multipurpose trails along Compton Creek. The City of Compton should continue to identify sites suitable for the construction of new parks and work diligently to bring the number of parkland acres up to the 3 per 1,000 standard.

Basic City Services: The City provides basic city services directly utilizing city staff: City Manager, Building, Code Enforcement, Planning, Public Works, and other routine city services, all staffed out of City Hall. The City Attorney, City Clerk, and City Treasurer are elected on a citywide basis. Above and beyond the overall budget outlook for the City of Compton (discussed later in this report), these services do not present any significant capacity issues for the City.

Other Services: Compton participates in the Los Angeles County Public Library System, which operates a library in the Civic Center. Animal regulation is provided on a fee for service basis by the County of Los Angeles Animal Care and Control Department. Both agencies provide service in all County unincorporated areas and to multiple cities throughout the County. Both agencies are currently providing adequate service to the City of Compton and do not present any apparent capacity issues.

Determinations:

- **The City of Compton is well-served by regional providers such as the Los Angeles Sheriff's Department, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District. These regional providers provide adequate service to City residents and business-owners, and the City of Compton should maintain positive working relationships with these agencies.**
- **The City of Compton should redouble efforts to acquire and develop new parks, with the goal of providing the 300 acres of parks that it should have pursuant to the State of California's recommended standard.**

Financial Ability of Agencies to Provide Services

The “regional providers” that service Compton—the Los Angeles Sheriff’s Department, County Library, Sanitation Districts, and others—have established long-term records of providing service to cities and communities throughout the County. Staff has no concerns about the ability of these agencies to continue to provide efficient services to the City of Compton. Staff is concerned, however, about whether the City has sufficient resources to continue its existing contracts and agreements with these agencies.

Staff reviewed budget information for the City of Compton for Fiscal Year 2012-2013, and notes the following:

- The budget shows a roughly \$9 million dollar deficit of expenses over revenues.
- On the revenue side, the City’s revenues are down by \$95 million over Fiscal Year 2011-2012 (see Exhibit 4).
- The projected revenues for FY 2012-2013 (\$152,024,699) are more than one-third less than the average of the actual revenues collected over the preceding three fiscal years (\$234,575,700).
- Due to the elimination of the City’s redevelopment agency, redevelopment revenues dropped from \$26,074,200 in Fiscal Year 2011-2012 to \$100,275 in Fiscal Year 2012-2013;
- The City maintains a “Debt Service Fund,” described as an account “for the accumulation of resources for payment of long-term debt.” This fund, which has fluctuated significantly over the previous three fiscal years—from a low of \$16 million in FY 2009-2010 to a high of \$45 million in FY 2011-2012—is projected to have revenues of \$1.3 million in Fiscal Year 2012-2013.

Exhibit 4				
City Revenues				
	FY 2009-2010 (Actual)	FY 2010-2011 (Actual)	FY 2011-2012 (Actual)	FY 2009-2010 (Projected)
Dollars	\$259,014,390	\$199,006,953	\$245,705,756	\$152,024,699
Change	N/A	-23%	23%	-38%

According to the budget documents which are available from the City of Compton, the City's Fiscal Year 2012-2013 budget of \$151 million is 33% less than the Fiscal Year 2011-2012 budget of \$240 million. For the last three previous fiscal years (2009-2010, 2010-2011, and 2011-2012), Compton's budget averaged \$225 million. In terms of revenues, significant components of this reduction include zero redevelopment revenues (down from \$29 million in FY 2011-2012) and \$45 million less in debt service revenues.

Given the scale and significance of these budget cuts, the reduced service levels will likely be apparent to City residents, landowners, and business-owners. LAFCO staff is concerned about the City's overall ability to provide services consistent with the level of services provided in previous years.

Staff was unable to locate audited financial statements for the City of Compton, and faced additional challenges securing budgetary information from City staff (discussed later in this report). Further, the City's budget documents for Fiscal Year 2012-2013 contain relatively little narrative about how the City plans to adapt to the significant reductions in revenues. Given these factors, it was difficult for staff to assess the City's overall financial capabilities and its abilities to provide services to City residents, business-owners, and property-owners. The lack of audited financial statements only heightens staff's concerns about the City's ability to provide services to residents, property-owners, and business-owners.

Above and beyond the information available from City sources, and amongst similar reports from other media outlets, the Los Angeles Times published a series of articles about Compton in July of 2012. Coverage by the Times noted the following:

- Compton "has accrued a more than \$40-million deficit over the last several years, largely by borrowing money from other city accounts to pay its general fund expenses."
- The City "has struggled to pay its bills on time and last year slashed its workforce by 15%."
- In March of 2012, the "ratings agency Standard & Poor's downgraded some of Compton's bonds to BB—considered 'junk' status—citing the negative general fund balance and uncertain future finances."
- "[Compton City] Treasurer Douglas Sanders told the council Tuesday night that the city has \$3 million in the bank and \$5 million in bills to pay."
- "Standard & Poor's ratings service put the City of Compton's lease revenue bonds on credit watch with negative implications Friday afternoon because of a lack of response to inquiries and allegations of fraud and 'abuse of public money.' The city's lease revenue bonds, rated BB, could suffer additional penalties."
- City officials announced that Compton could run out of money by summer's end, with \$3 million in the bank and more than \$5 million in bills due. A longer term problem is a \$43-million deficit that the city amassed after years of improperly using money from water, sewer and retirement funds to balance its general fund. Compton will have to pay the money back at a time when it has no reserves and has been frantically cutting costs."

- “In Compton, the current crisis literally stems in part from inability to get a line of credit. You’ve been borrowing from other departments and other funds to the tune of \$43 million—that was your line of credit,” [City Treasurer Douglas] Sanders said.”

In the City’s favor, the more recent budget (2013-2014) is a balanced budget. Additionally, city staff represented to LAFCO that the comments from the city treasurer reflected a short-term cash-flow issue rather than a longer-term, structural budgetary problem.

Above and beyond some financial issues that are unique to the City, Compton also faces a series of challenges that are common to many cities in Southern California. Specifically, this includes decreases in property values, reduced property tax revenue, reduced sales tax revenue, and the State’s elimination of redevelopment agencies. In fairness, it is important to note that such factors are almost entirely beyond the purview of Compton officials.¹²

With respect to reducing costs and/or increasing revenues, the City has limited options:

- Budget cuts. Based upon what staff reviewed of city budget information, it would appear that the City is already implementing budget cuts for Fiscal Year 2012-2013. Going forward, additional budget cuts to departments involved in the City’s day-to-day administrative functions—things like management services, city attorney, community development, and parks and recreation—are unlikely to have major impacts on the overall fiscal health of the City of Compton. More cuts to the funding of city departments will, additionally, adversely impact the levels of service to residents, property-owners, and business-owners.
- Alternate Providers. The City could eliminate its fire department and contract with the Consolidated Fire Protection District for the County of Los Angeles (CFPD). Unfortunately, staff is uncertain whether the City would achieve significant savings under this scenario, for four reasons: one, there are no straight-line, simple metrics available to determine what the cost of contracting with CFPD would be to the City of Compton; two, the City would have to request that CFPD undertake a study on the costs of providing contract services to Compton; three, the CFPD would have to undertake the study, performing a comprehensive analysis of what facilities the CFPD has in adjacent cities and unincorporated communities, and how these facilities impact economy of scale issues and cost-sharing arrangements relative to providing service in Compton; and four, Compton and the CFPD would have to agree on a contract relative to service levels, personnel, and overall contract costs. Based upon staff’s discussions with a CFPD representative, while Compton officials have explored the concept of contracting with the CFPD in the past, discussions did not proceed beyond the early stages.
- Redevelopment. In terms of long-term revenue growth, cities have traditionally enacted economic development programs to spur investment and redevelopment, thereby increasing sales and property tax revenue. Unfortunately, this is also a long-term effort that may not achieve short-term revenue gains. Additionally, with the State’s elimination of redevelopment agencies, the City’s ability to raise revenues through these measures is significantly reduced.

- **Increase the Utility User's Tax.** The City could raise revenues by securing voter approval of an increase in the City's Utility Users Tax. It should be noted that the City's UUT rates (currently 8.5% for telecommunications and 10% for electricity, gas, and water) are at the higher end of the scale for cities in Los Angeles County.¹³ Less traditional tax increases, such as those being proposed by other cities—imposing a local sales tax, imposing a “soda” tax on sweetened beverages sold in the city, or increasing the documentary transfer tax—would also require voter approval, which may or may not happen in the current economic and political climate. Furthermore, any tax increase may, ultimately, deter property-owners and developers from improving or redeveloping underutilized properties, further depressing city revenue.

In short, there are no short-term options beyond what the city is currently doing, which includes reducing departmental expenditures. While it appears that staff is making a concerted effort to increase city revenues in the long-term, but such benefits will only accrue slowly and over time.

Determinations:

- **Due to various factors and circumstances, Compton is facing serious, long-term, challenges relative to the City's ability to provide the same level of services it has provided in the past.**
- **Given its size, the loss of the City's Redevelopment Project Area had a bigger impact upon Compton than many other cities. The financial loss of nearly \$30 million in redevelopment revenues (from FY 2011-12 to FY 2012-13) is a serious blow that will impact the City's fiscal health for years to come.**
- **There are no obvious, short-term, or even one-time financial remedies that would offset the loss of \$93.6 million in revenues year-to-year.**
- **Many of the financial remedies available—pension reform, possible contract with CFPD for fire protection services—will do little or nothing in the short-term to address the City's current fiscal situation. City officials should diligently explore all opportunities to eliminate the structural deficiencies associated with the City's budget.**

Status of, and Opportunities for, Shared Facilities

The City has several shared programs and facilities, including:

- Law enforcement services are provided under a City contract with the Los Angeles Sheriff's Department (LASD). The LASD Compton Station is conveniently located near City Hall in the Compton Civic Center.
- Sewage disposal is operated and maintained by the County Sanitation Districts, and sewer lines are maintained by the Consolidated Sewer Maintenance District operated by the Los Angeles County Department of Public Works.

- Participation in the County of Los Angeles Library system. The Compton Library is located in the Compton Civic Center.
- Los Angeles County Animal Care & Control bills Compton on an hourly rate for field services and the daily sheltering rate for animal housing.
- Compton has existing mutual aid agreements with other jurisdictions, such as the Los Angeles County Fire Department and fire departments in Downey, Montebello, Santa Fe Springs, and Vernon.¹⁴
- Compton is the home of the County-operated Compton/Woodley Airport.

There are no apparent opportunities for additional shared facilities.

Determinations:

- **The City of Compton is well-served by regional providers such as the Los Angeles Sheriff's Department, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District. These regional providers provide adequate service to City residents and business-owners, and the City of Compton should maintain positive working relationships with these agencies.**
- **There are no apparent opportunities for additional shared facilities.**

Accountability for Community Service Needs

Over time, the recent change in how members of the City Council are elected may impact local accountability. On the one hand, Council-members elected by district are likely to be extremely sensitive to the needs of residents in the particular geographic area they represent. On the other hand, this may lead to Council-members with more parochial interests, with less of a "big picture" focus on the city's needs as a whole. Although it is too early to tell what the impacts will be, it is certainly likely that voters in certain geographic areas will feel more "connected" to City Hall by having their own elected representative on the Council.

As LAFCO staff learned first-hand, the City does a less than adequate job providing financial information to the public. Examples include:

- Copies of the City's budget were not readily available. City officials told LAFCO that the most recent budget (Fiscal Year 2011-2012) was "out of print." Only after submitting a formal Public Records Act request was LAFCO given access to a copy of this budget (there is a paper copy in City Hall, which can be reviewed, but not copied, according to City staff). City staff further told LAFCO that the budget for the current year (Fiscal Year 2012-2013) was "unavailable," until October of 2012 (City staff made this comment in early August of 2012, which is more than a month into Fiscal Year 2012-2013). A copy of the 2012-2013 was obtained only when LAFCO staff e-mailed the City Manager, who e-mailed the document.

Most cities provide readily accessible budget documents, typically for the current fiscal year on their city's website. Many city websites have PDF copies of previous years' budgets as well. There is no reason why Compton cannot do the same.

- The City does not have readily available financial statements. To the best of staff's knowledge, Compton is the only city that does not have recent audits available for public review. Many cities have copies of their audits posted to their city websites.

Recent media reports address the fact that Compton's auditors resigned and would not sign off on financial statements. Again, as far as staff knows, this action by the city's outside auditors is relatively unusual. Given the lack of independent review of financial documents, staff is concerned about the accuracy of city budgets and financial information.

- The City's website is insufficient. Although staff notes modest improvements—for example, budget information for Fiscal Year 2013-2014 is readily available—the website still does not include basic information that should be readily available to the public. For example, while City Council agendas are available on-line, staff reports are not.

Determinations:

- **City staff should develop a program to improve communicating basic information to City residents. In the past, financial information is either unavailable or difficult to locate on the City's website, though, as noted herein, staff has made improvements. In dealing with LAFCO inquiries, city staff responded slowly to requests for paper copies of documents. The City should revamp its website and post PDF copies of its most recent financial documents—at a minimum, for the current fiscal year, and, ideally, for the two previous fiscal years.**
- **City staff needs to resolve its issues with its former auditor or retain new auditors. The lack of a recent independent audit is essential to the City's maintaining the trust and confidence of business-owners and residents.**
- **The City Manager and department supervisors should implement a program to train city staff in how to respond to requests for information. Paper copies of budget and audit documents should be available at City Hall, with copies provided to the public for nominal reproduction costs; electronic copies should be readily available on the city's website. Staff should be discouraged from compelling the public to file formal Public Records Act requests for routine city documents.**

Other Matters

According to the State Department of Housing and Community Development, in its most recent letter to the City of Compton (December 8, 2012), the City has made significant progress towards receiving HCD's approval of the City's Housing Element of its General Plan. HCD's letter indicates that the Element, as proposed, is in compliance with State Housing Element

law.¹⁵ Upon adoption of the Housing Element by the Compton City Council, the City will be in compliance with State law relative to Housing Elements.

Disincorporation

Government Code Section 56034 defines disincorporation as "the dissolution, extinguishment, or termination of the existence of a city and the cessation of its corporate powers, except for the purposes of winding up the affairs of the city."

Conversations have occurred in many places, such as the State Legislature, the Los Angeles County Board of Supervisors, LAFCO Commission meetings, conferences, seminars, and in the media, about the potential for cities to disincorporate. With respect to the City of Compton or any other city in Los Angeles, LAFCO staff is not enthused about the potential for city disincorporations. This is for several reasons:

- Existing laws on disincorporation pre-date passage of Proposition 13 and Proposition 218, both of which amended the State Constitution. There are conflicts between these requirements and disincorporation law. For example, existing disincorporation law empowers a board of supervisors to raise taxes within the boundaries of a disincorporated city in order to pay off that city's debts, with no mention of voter approval, as was required years later with the adoption of Proposition 218.
- Disincorporation law does not provide for the elimination, nor the reduction, of a city's obligations relative to indebtedness and labor contracts. While disincorporation would have the effect of eliminating the city itself, its long-term obligations would live on, and would be the responsibility of the citizens living within the former boundaries of the city.
- Compton is the eighth oldest city in the County of Los Angeles, having been in existence for 124 years. At this time, and given that there is no financial gain to disincorporation, as discussed above, it hardly seems appropriate to give serious consideration to disincorporating the City.
- Disincorporation would, undoubtedly, have an enormous impact on civic pride in the community.

No city has disincorporated in Los Angeles County since the creation of LAFCOs in 1963. Only two cities in the entire State of California have disincorporated in that same period (one by Riverside LAFCO, and the other by an action of the State Legislature).

Finally, and most importantly, LAFCO is not empowered to initiate disincorporation of a city. LAFCO can only proceed with the disincorporation of a city upon receipt of an application.

Consolidation

Government Code Section 56030 defines consolidation as "the uniting or joining of two or more cities located in the same county into a single new successor city." While consolidation of cities is contemplated under State law, no consolidation of cities has occurred in the County of Los Angeles since the creation of LAFCOs in 1963.

Similar to a disincorporation, LAFCO is not empowered to initiate consolidation of two or more cities. LAFCO can only proceed with a consolidation of two or more cities upon receipt of an application.

Bankruptcy

Lastly, there has been some public speculation about the City of Compton potentially declaring bankruptcy. Municipal bankruptcy is a complex, challenging, and lengthy undertaking. There are, however, certain advantages to the city relative to the potential for a bankruptcy judge to reduce the costs of bonded indebtedness, existing labor contracts, and other City obligations.

Municipal bankruptcy is not an issue that is within the purview of LAFCO. It is only the City of Compton's elected leaders—the Mayor and City Council—who are tasked with coming to any decision about whether or not to pursue a bankruptcy filing. Having said that, and given the City's current economic condition, the potential for considering bankruptcy is likely to remain as a topic of discussion.

Determinations:

(None)

(Report continues on Page 23)

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Chapter Four – Compilation of all MSR Determinations

Population:

- Compton is an older, stable, and largely built-out city, with more than half of the City devoted to residential uses. The city includes many established residential neighborhoods, an industrial area in the southern portion of the city, and several commercial corridors.
- Over the last decade (2000 to 2010), Compton experienced a growth rate of 3.2%, slightly higher than the Los Angeles County growth rate of 3.1%.
- Compton is expected to add roughly 100 persons per year over the next two decades, which represents a very modest growth increase.
- Given a relatively stable population, the demand for services is unlikely to increase in any significant fashion.

Disadvantaged Unincorporated Communities:

- Most of the unincorporated communities adjacent to the City of Compton, all of which are within Compton's SOI, meet the definition of Disadvantaged Unincorporated Communities.
- The only other adjoining unincorporated community adjacent to Compton (known as Rancho Dominguez) has only one small DUC. This DUC is distant from the City of Compton's boundaries, and it is therefore highly unlikely to ever be annexed by the City of Compton (annexation by the City of Carson or the City of Long Beach is more likely).
- Many of the DUCs in Compton's SOI are located in "Joint" SOIs with the cities of Carson, Long Beach, and Los Angeles. In some instances, these other cities have filed applications to annex these areas or expressed an interest in doing so. In this regard, were these areas to be removed from Compton's SOI, they may actually be more likely to be annexed by the other cities.
- Given the City's large SOI, its failure to initiate any efforts to annex surrounding territory within its SOI—including many areas that qualify as DUCs—consideration should be given to reducing Compton's existing SOI. Because many of the areas within Compton's SOI are Joint SOIs with other cities, removal from Compton's SOI does not impair other cities from annexing these areas. To some extent, eliminating or reducing the Joint SOIs may make it more likely that a single city annex these areas, as conflicts over "competing" SOIs are thereby avoided. In this regard, removal of these areas from Compton's SOI is in no way inconsistent with the intent of State law relative to DUCs.

Present and Planned Capacity of Public Facilities:

- The City of Compton is well-served by regional providers such as the Los Angeles Sheriff's Department, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District. These regional providers provide adequate service to City residents and business-owners, and the City of Compton should maintain positive working relationships with these agencies.
- The City of Compton should redouble efforts to acquire and develop new parks, with the goal of providing the 300 acres of parks that it should have pursuant to the State of California's recommended standard.

Financial Ability of Agencies to Provide Services:

- Due to various factors and circumstances, Compton is facing serious, long-term, challenges relative to the City's ability to provide the same level of services it has provided in the past.
- Given its size, the loss of the City's Redevelopment Project Area had a bigger impact upon Compton than many other cities. The financial loss of nearly \$30 million in redevelopment revenues (from FY 2011-12 to FY 2012-13) is a serious blow that will impact the City's fiscal health for years to come.
- There are no obvious, short-term, or even one-time financial remedies that would offset the loss of \$93.6 million in revenues year-to-year.
- Many of the financial remedies available—pension reform, possible contract with CFPD for fire protection services—will do little or nothing in the short-term to address the City's current fiscal situation. City officials should diligently explore all opportunities to eliminate the structural deficiencies associated with the City's budget.

Status of, and Opportunities for, Shared Facilities:

- The City of Compton is well-served by regional providers such as the Los Angeles Sheriff's Department, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District. These regional providers provide adequate service to City residents and business-owners, and the City of Compton should maintain positive working relationships with these agencies.
- There are no apparent opportunities for additional shared facilities.

Accountability for Community Service Needs:

- City staff should develop a program to improve communicating basic information to City residents. In the past, financial information is either unavailable or difficult to locate on the City's website, though, as noted herein, staff has made improvements. In dealing with LAFCO inquiries, city staff responded slowly to

requests for paper copies of documents. The City should revamp its website and post PDF copies of its most recent financial documents—at a minimum, for the current fiscal year, and, ideally, for the two previous fiscal years.

- City staff needs to resolve its issues with its former auditor or retain new auditors. The lack of a recent independent audit is essential to the City's maintaining the trust and confidence of business-owners and residents.
- The City Manager and department supervisors should implement a program to train city staff in how to respond to requests for information. Paper copies of budget and audit documents should be available at City Hall, with copies provided to the public for nominal reproduction costs; electronic copies should be readily available on the city's website. Staff should be discouraged from compelling the public to file formal Public Records Act requests for routine city documents.

Other Matters

(None)

(Report continues on Page 26)

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Chapter Five – SOI Recommendations

City of Compton Sphere of Influence SOI Recommendations:

1. **Retain Areas 2, 3, 4, and 5, along the eastern perimeter of the city, within the City of Compton's Sphere of Influence.** These areas are largely "island" communities, surrounded entirely or on multiple sides by the City of Compton. These relatively small islands, logically, are candidates for annexation by Compton. Although Area 3 is near the boundary of the City of Long Beach, it is otherwise surrounded by the City of Compton. Although Area 5 abuts the City of Paramount, it is largely separated from Paramount by the Long Beach (I-710) Freeway. To the extent that any of these unincorporated areas are annexed by a city in the future, Compton is the most logical city.
2. **Retain all of Area 1 within the City of Compton's Sphere of Influence.** Area 1 is a Joint SOI with the City of Los Angeles. While it would appear that Los Angeles is in a better position to annex this area, given that City's relatively large size and financial position, neither Compton nor Los Angeles have made any effort to annex any portion of Area 1. (See also Recommendation 4, below.)
3. **Retain Area 6 within the City of Compton Sphere of Influence.** This area is also within the SOIs for the City of Carson and the City of Los Angeles. The area is surrounded by Compton to the east, Carson to the south, and Los Angeles to the west, and there are no natural nor man-made features that preclude annexation from either Carson or Los Angeles. While it would appear that Carson and Los Angeles are in a better position to annex this area, neither Compton, nor Carson, nor Los Angeles, have made any effort to annex any portion of Area 6. (See also Recommendation 4, below.)
4. **Re-Visit Areas 1 and 6 in the next cycle of MSRs and SOI Reviews in 2018.** On or about the year 2018, LAFCO will review cities and special districts in the next cycle of MSRs. There will either be a new MSR for the City of Compton at that time, or, alternately, the Commission will review the City's SOI along with all other cities for which an MSR is not being prepared. In that cycle of reviews in 2018, the Commission should consider whether the City of Compton has made any efforts to annex territory within Areas 1 and 6.
5. **Remove Area 7 (Rancho Dominguez) from the City of Compton Sphere of Influence.** This area is also within the SOIs for the City of Carson and the City of Long Beach. On January 1, 2007, the City of Long Beach filed an application to annex the eastern portion of the territory (Annexation No. 2007-04). On December 27, 2012, the City of Carson filed an application to annex the entire territory (Annexation No. 2011-25). Although it is only a preliminary assessment, staff's initial review suggests that either Carson or Long Beach could provide adequate services to all or a portion of this territory. Further, it is anticipated that the Commission may consider one or both of these applications in the near future. In short, the City of Compton has made no effort to annex all or a portion of Rancho

Dominguez, while other cities have done so. For these reasons, Area 7 should be removed from the Compton SOI.

City of Los Angeles – Future Considerations:

- 1. Upon the preparation of a Municipal Service Review, and concurrent SOI Update, for the City of Los Angeles, the Commission should consider removing the small portion of Area 1 from Los Angeles City's Sphere of Influence.** This is the same neighborhood—generally surrounded by Rosecrans Avenue on the South, North Central Avenue on the West, 139th Street on the north, and Gonzales Park on the East—that is entirely surrounded by the City of Compton, and referenced in “2,” above. Additionally, the area is not a candidate for annexation by the City of Los Angeles because it is not directly contiguous to the City's existing boundary.

(Report continues on Page 29)

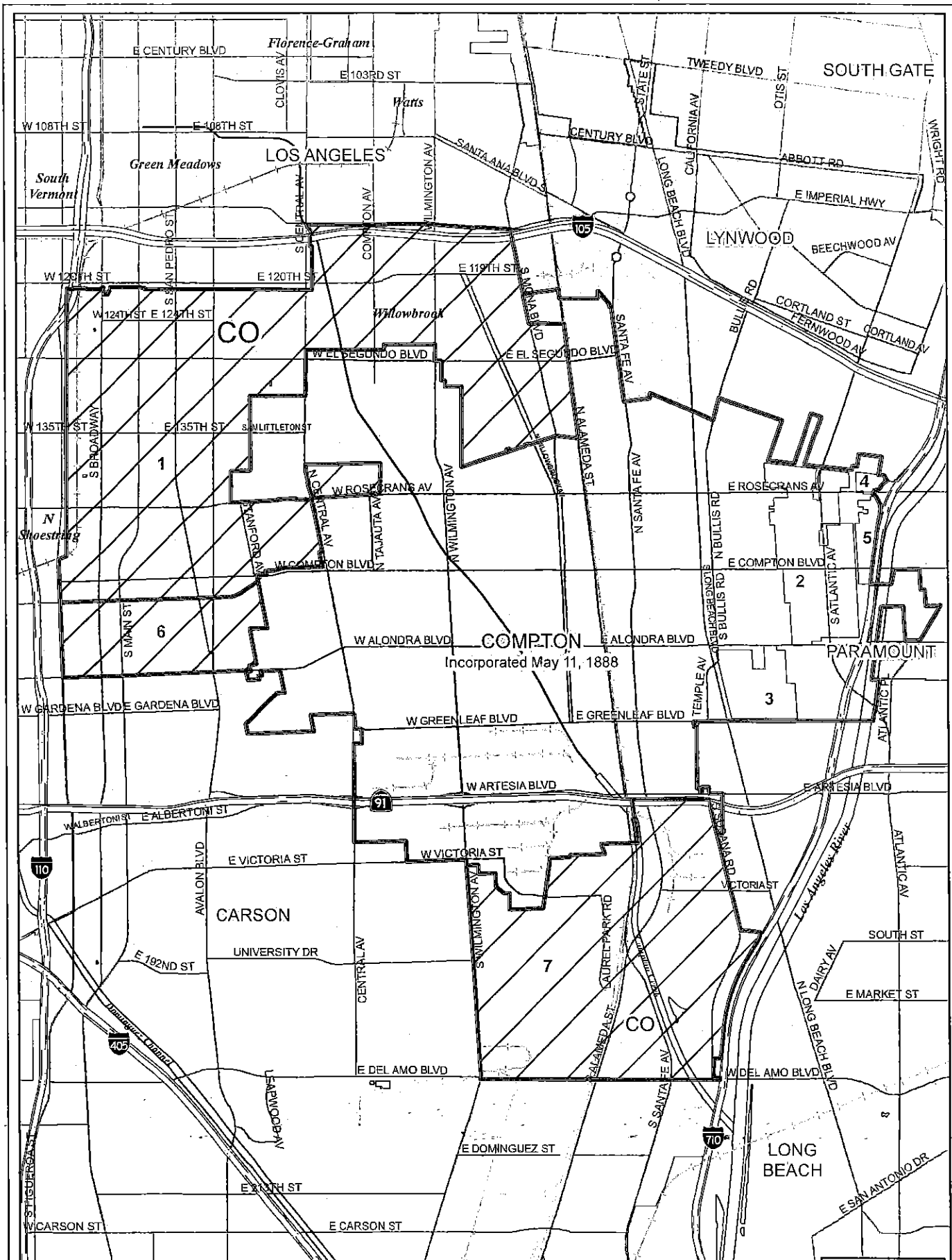
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**City of Compton
Municipal Service Review**

Footnotes

Footnotes:

1. "Cities within the County of Los Angeles," County of Los Angeles Chief Executive Officer website.
2. United States Department of Commerce, Census Bureau website, "State & County QuickFacts."
3. Land Use Element, Draft Compton General Plan 2030, Page LU 2-7.
4. Alameda Corridor Transportation Authority website, "Project Description/Overview."
5. Southern California Association of Governments, Quick Facts Profile of the City of Compton, May, 2011.
6. Table 2-1 ("Distribution of Existing Land Uses and Development in Compton Planning Area"), Land Use Element, Draft Compton General Plan 2030, Page LU 2-7.
7. Compton Station – Compton, 2011 Incident & Arrest Summary, Los Angeles Sheriff Department website.
8. Land Use Element, Draft Compton General Plan 2030, Page LU 2-13 and 2-14.
9. "Fire Department Overview" and "Fire Department Historical Facts," City of Compton Website.
10. "Joint Water Pollution control Plant (JWPCP)," Sanitation Districts of Los Angeles County website.
11. "Sewer Maintenance Districts' Maintenance and Operations Manual," County of Los Angeles Department of Public Works, January 25, 2012, Page 1.
12. Articles by William D'Urso, Jessica Garrison, and Abby Sewell on July 10, 2012; July 13, 2012; July 18, 2012; and July 24, 2012 in the Los Angeles Times.
13. MuniServices UUTInfo Home Website.
14. "Emergency Response Services, City of Compton Website.
15. Letter of December 28, 2012, from Glen A. Compura (Assistant Deputy Director, Department of Housing & Community Development, State of California) to Robert Delgadillo (Interim Director, Planning and Economic Development Department, City of Compton).



Legend

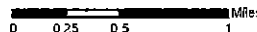
- City of Compton
- Compton Sphere of Influence
- Study II, Area 5 Joint SOI Los Angeles Established 04-11-73
- Parcel "A" Established 07-11-84

- Parcel "B" Established 07-11-84
- Parcel "C" Established 07-11-84
- Parcel "D" Established 07-11-84
- MSR, Joint Carson-Compton-Los Angeles SOI Established 02-22-08
- MSR, Joint Carson-Compton-Long Beach SOI Established 02-22-08

Exhibit "A": Existing Compton City Boundary/SOI Map

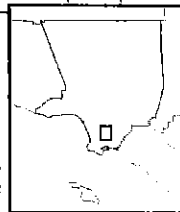
Sphere of Influence History	
Action	Effective Date
Established	XX-XX-XX
Reconfirmed	02-22-08
Reconfirmed	XX-XX-XX

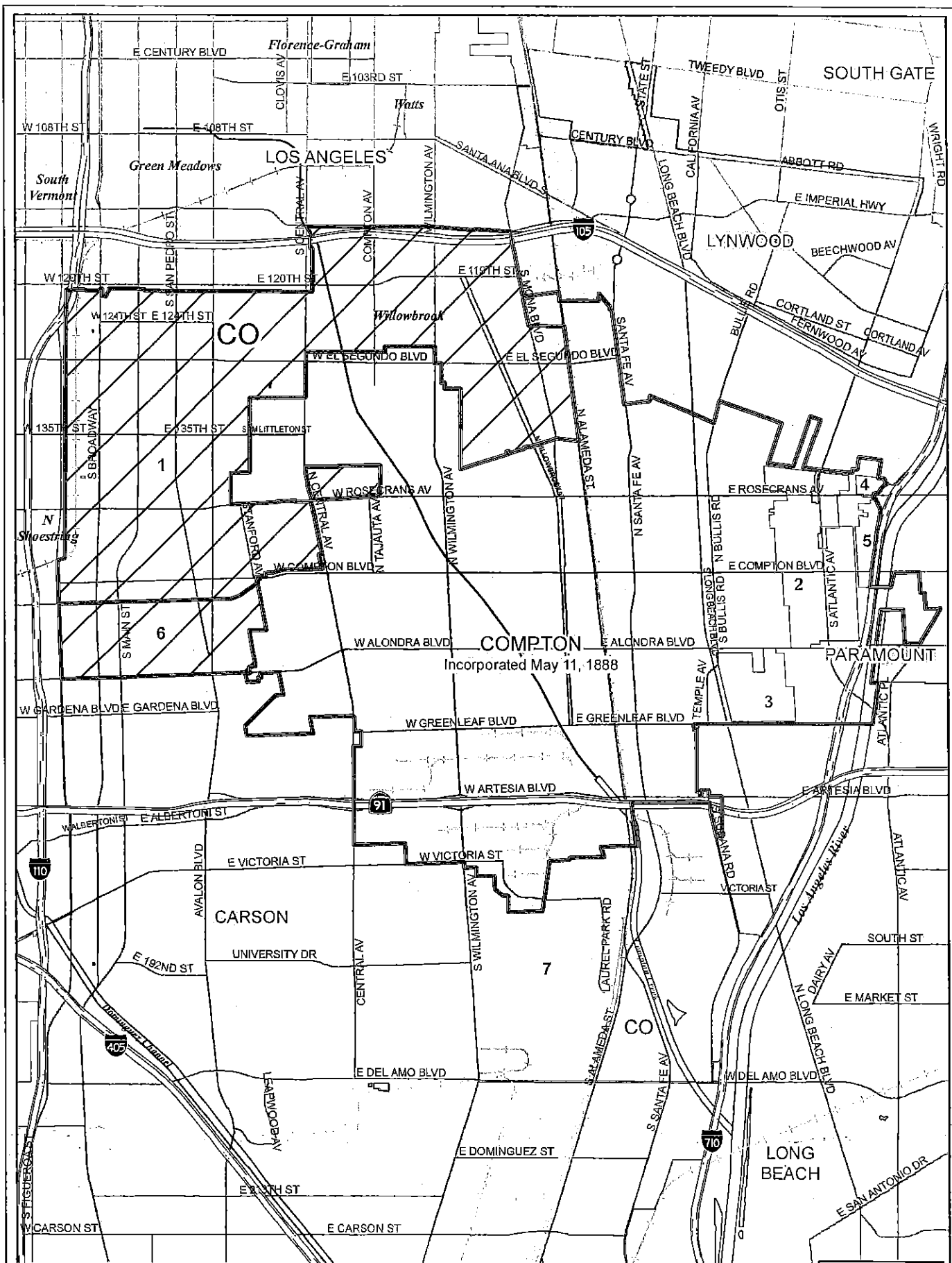
1 in = 0.9 miles



LAFCO

Local Agency Financial Control
 Revised October 9, 2013





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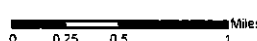
- City of Compton
- Compton Sphere of Influence
- Study II, Area 5 Joint SOI Los Angeles Established 04-11-73
- Parcel "A" Established 07-11-84

- Parcel "B" Established 07-11-84
- Parcel "C" Established 07-11-84
- Parcel "D" Established 07-11-84
- MSR, Joint Carson-Compton-Los Angeles SOI Established 02-22-08
- MSR, Joint Carson-Compton-Long Beach SOI Established 02-22-08
- Compton Removed 10-09-13

Exhibit "B": Proposed Compton City Boundary/SOI Map

Sphere of Influence History	
Action	Effective Date
Established	10-09-07
Reconfirmed	02-22-08
Amended	10-09-13

1 in = 0.9 miles



LAFCO

Long Beach Area Flood Control District
Revised October 9, 2013

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Planning & Economic Development Department - Planning Division

205 S. Willowbrook Ave., Compton, CA 90220 (310) 605-5532 Fax: (310) 761-1488 www.comptoncity.org

July 15, 2013

Mr. Paul Novak
Executive Officer
Local Agency Formation Commission
80 South Lake Avenue, Suite 870
Pasadena, Ca. 91101

Subject: June 20, 2013 Administrative Draft Compton Municipal Service Review

Dear Mr. Novak.

The City of Compton is in receipt of your letter dated June 20, 2013 and attached Municipal Service Review (MSR). Thank you for allowing the City of Compton the opportunity to preview the administrative draft MSR and allowing us to respond prior to Local Agency Formation Commission (LAFCO) making it public.

The City of Compton requests that LAFCO at its August 14, 2013 meeting delay any permanent reduction or modification of the Compton SOI for 12 months to allow Compton to begin the annexation process of the county islands and surrounding unincorporated area. The City proposes to release a Request For Proposal (RFP) within the next 12 months to contract with a consultant to prepare a Municipal Service Plan, Financial Analysis Report and to file applications with LAFCO.

By doing these steps, the City can demonstrate to LAFCO the City's good faith and resolve in following through to pursue the annexation of the east Compton county islands. However, concurrent with the annexation of the predominantly residential county islands, the city must also pursue annexation of offsetting non-residential properties. As LAFCO is aware residential properties typically require more municipal services than they pay for in revenues resulting in a deficit to the annexing entity requiring a compensating balance of commercial/industrial land uses.

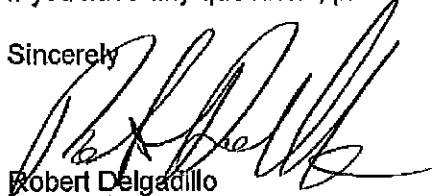
For Compton these compensating non-residential land uses are found within annexation areas 1, 6 and 7 or northwest and south of Compton respectively. Therefore, in order for the City to conduct a fiscally balanced annexation program concerning the annexation of the residential county islands and residential in the northwest with revenue producing Commercial/industrial land uses, the City needs to preserve its SOI concerning the areas containing predominately non-residential land uses.

The MSR also contained a discussion of Compton's fiscal health. As all local municipalities have experienced financial difficulties recently so has Compton. However the financial news about Compton has been grossly exaggerated. The City of Compton has not and will not file for bankruptcy or fail to meet its financial obligations this year. In fact, the City has recently adopted a balanced 2013/2014 budget and is on the path to stronger financial health.

Lastly the City Council will discuss an annexation plan at its July 23, 2013 meeting and adopt a resolution declaring its intent to initiate the orderly acquisition of unincorporated county lands surrounding Compton.

If you have any questions, please contact me at 310-605-5526.

Sincerely

A handwritten signature in black ink, appearing to read 'Robert Delgadillo', written over the word 'Sincerely'.

Robert Delgadillo
Interim Director of Planning and Economic Development

RESOLUTION NO. 23,811

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON REQUESTING THE LOCAL AGENCY FORMATION COMMISSION (LAFCO) TO NOT REDUCE THE CITY OF COMPTON SPHERE OF INFLUENCE AND DIRECTING STAFF TO PREPARE AN ANNEXATION PLAN FOR THE FISCALLY RESPONSIBLE ANNEXATION OF THE UNINCORPORATED TERRITORIES KNOWN AS "COUNTY ISLANDS" WITHIN THE CITY OF COMPTON AND THE OUTLYING UNINCORPORATED TERRITORIES

WHEREAS, the City of Compton has become aware of the pending significant reduction in the City's sphere of influence area by the Local Agency Formation Commission; and

WHEREAS, the City Council intends to proceed with the annexation of unincorporated county territories within and surrounding the City of Compton and opposes any reduction in the sphere of influence area; and

WHEREAS, the City of Compton has determined that the proposed pending reduction in sphere of influence area is an impediment to the development of a orderly annexation program and to NOT be in the best interests of the City; and

WHEREAS, the City of Compton is aware that a significant time period has elapsed since the last annexation, however the City is making annexation of the surrounding unincorporated territories a priority and wants to remain a party to the joint sphere of influence territories shared by the cities of Los Angeles, Long Beach and Carson; and

WHEREAS, the City of Compton is well-served by regional service providers, such as the Los Angeles Sheriff's Department, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District and these agencies provide adequate service to City residents and business-owners, and could provide adequate service to any annexed territories; and

WHEREAS, Compton is an older, stable, and largely built-out city, with more than half of the City devoted to existing residential uses and is therefore in the best interest of the City to seek a more fiscally balanced land use pattern through the incorporation of non-residential land uses; and

WHEREAS, the City Council of the City of Compton held a noticed public meeting on July 30 to consider and act on this matter.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the City of Compton strongly opposes any reduction in the City of Compton Sphere of Influence Area. Furthermore, the City Council hereby requests that Los Angeles County Local Agency Formation Commission ("LAFCO") delay any pending decision on any proposed reduction to allow the City to initiate the annexation of the unincorporated territories known as "county islands" and portions of SOI areas 1, 6 and 7.

RESOLUTION NO. 23,811

Page 2

Section 2. That City staff is directed to prepare an annexation plan for incorporation into the City of the unincorporated territories known as "county islands" and the surrounding unincorporated territories.

Section 3. That the City Clerk of the City of Compton shall certify adoption of this Resolution and is hereby directed to cause a copy of this Resolution to be forwarded to the Los Angeles County Local Agency Formation Commission.

Section 4. That a certified copy of this Resolution shall be filed in the offices of the City Clerk, city Manager, City Attorney and Planning and Economic Development Department.

ADOPTED this 30th day of July, 2013.


MAYOR OF THE CITY OF COMPTON

ATTEST:



CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this 30th day of July, 2013.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS- Zurita, Galvan, Arceneaux, Jones, Brown
NOES: COUNCIL MEMBERS- None
ABSENT: COUNCIL MEMBERS- None
ABSTAIN: COUNCIL MEMBERS- None


CITY CLERK OF THE CITY OF COMPTON

Staff Report

November 13, 2013

Agenda Item No. 7.b.

**Annexation No. 56 to Los Angeles County Sanitation District No. 2
(Amendment to Los Angeles County Sanitation District No. 2
Sphere of Influence)**

PROPOSAL SUMMARY:

Size of Affected Territory:	1.520± acres
Inhabited/Uninhabited:	Inhabited
Applicant:	Los Angeles County Sanitation District No. 2
Resolution or Petition:	December 14, 2011
Application Filed with LAFCO:	December 16, 2011
Location:	The affected territory is located on Ferina Street, approximately 350 feet east of Studebaker Road.
City/County:	City of Norwalk
Affected Territory:	The affected territory consists of a 23-unit apartment complex and a 22-unit apartment complex located within a residential area. The topography is flat.
Surrounding Territory:	Surrounding territory is residential.
Landowner(s):	Shoukry & Awater Saad; Norwalk Square Apartments
Registered Voters:	21 registered voters as of September 20, 2013
Purpose/Background:	For the District to provide off-site sewage disposal service.
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Within SOI:	No, requires Amendment to District No. 2 SOI.
Waiver of Notice/Hearing/Protest:	No

Pursuant to Government Code Section 56427, a noticed public hearing is required for the proposed SOI amendment.

CEQA Clearance:

The proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319 (a) (the annexation consists of areas containing existing structures developed to the density allowed by the current zoning). The Categorical Exemption was adopted by Los Angeles County Sanitation District No. 2, as lead agency, on December 14, 2011.

Additional Information:

None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 138 residents as of December 16, 2011. The population density is 90.79 persons per acre.

The estimated future population is 138 residents.

The affected territory is 1.520+/- acres. The existing land use is a 23-unit apartment complex and a 22-unit apartment complex. No change of land use is proposed.

The assessed valuation is \$384,545 as of October 16, 2013. The per capita assessed valuation is 2,786.56. On February 7, 2012, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a property tax transfer resolution.

The topography of the affected territory is flat.

There are no natural boundaries. There are no drainage basins on or near the affected territory

The affected territory is surrounded by populated areas on all sides. The affected territory is likely to experience no growth in the next ten years. The adjacent areas are likely to experience no growth in the next ten years.

b. Governmental Services and Controls:

The affected territory includes a 23-unit apartment complex and a 22-unit apartment complex which requires organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of government services and controls is adequate. With respect to sanitary sewage disposal, other than service provided by the District, the only sewage disposal option currently available to residents is private septic systems. The probable effect of the proposed action and of alternative courses of action on the cost and adequacy of services and controls in the affected territory and adjacent areas varies widely, and the cost of sewage disposal by the District versus the cost by septic system is subject to multiple factors. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

c. Proposed Action and Alternative Actions:

The proposed action will have no effect on mutual social and economic interests. The proposal has no impact on the local governmental structure of the County.

The only alternative action for sewage disposal is private septic systems. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

d. *Conformity with Commission Policies on Urban Development and Open Space Conversion Policies:*

There are no conformance issues because the Commission has not adopted any policies relative to providing planned, orderly, efficient patterns of urban development.

There is no prime agricultural land within or adjacent to the affected territory. The proposal conforms with the objectives in Government Code Sections 56377(a) and 56377(b).

e. *Agricultural Lands:*

There are no effects on agricultural lands as there are no agricultural lands within the affected territory.

f. *Boundaries:*

The boundaries of the affected territory have been clearly defined by the applicant, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

The boundaries conform to lines of assessment or ownership, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

As a special district annexation, the proposal has no impact on existing city-county boundaries, nor does it create islands or corridors of unincorporated territory.

g. *Consistency with Plans:*

The proposal has no significant impact upon, and is therefore consistent with, the Regional Transportation Plan.

The proposal is consistent with the existing City's General Plan designation of High Density Residential.

The affected territory is not within the boundaries of any Specific Plan.

Pre-zoning is not a requirement for a special district proposal.

h. *Sphere of Influence:*

The affected territory is not within the Sphere of Influence of the Los Angeles County Sanitation District No. 2, but a concurrent Sphere of Influence Update is being processed with this application.

i. *Comments from Public Agencies:*

Staff did not receive any significant comments from public agencies.

j. *Ability to Provide Services:*

The affected territory is already being serviced by the District. The area was included in the future service area that might be served by the District. The District's future wastewater management needs were addressed in the Joint Outfall System 2010 Master Facilities Plan.

k. *Timely Availability of Water Supplies:*

There are no known issues regarding water supply or delivery.

l. *Regional Housing:*

As a special district annexation, the proposal will not affect any city, nor the county, in achieving their respective fair shares of the regional housing needs as determined by the Southern California Association of Governments (SCAG).

m. *Comments from Landowners, Voters, or Residents:*

Staff did not receive any significant comments from landowners, voters, or residents.

n. *Land Use Designations*

The proposal is consistent with the existing City's General Plan designation of High Density Residential.

The proposal is consistent with the existing City's zoning designation of Multi-Family High Density Residential (R-3).

o. *Environmental Justice:*

All of the owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond. The proposal promotes environmental justice, in that there is fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory. There are several DUC's within Los Angeles County Sanitation District No. 2's SOI. These DUC's, however, are several miles away to the west and north and are in no way impacted by the proposed SOI Amendment. The SOI amendment involves two parcels which are not DUC's and not in any way near any DUC's, all in a developed area.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The proposal is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15319(a) (the annexation consists of areas containing existing structures developed to the density allowed by the current zoning).

SPHERE OF INFLUENCE AMENDMENT DETERMINATIONS PURSUANT TO GOVERNMENT CODE 56425(e):

1. Present and Planned Land Uses in the Area

The present land use is a 23-unit apartment complex and a 22-unit apartment complex. No change of land use is proposed.

2. Present and Probable Need for Public Facilities and Services in the Area

The affected territory is located within the City of Norwalk. The affected territory is already being serviced by Los Angeles County Sanitation District No. 2. The area was included in the future service area that might be served by the District. The District's future wastewater management needs were addressed in the Joint Outfall System 2010 Master Facilities Plan.

The affected territory includes a 23-unit apartment complex and a 22-unit apartment complex which requires organized governmental services. The affected territory will require governmental facilities and services indefinitely.

3. Present Capacity of Public Facilities and Services:

The current permitted capacity of the JOS is 592.7 million gallons per day (mgd). On July 12, 1995, the Board of Directors of District No. 2 approved the 2010 Master Facilities Plan and certified the associated EIR. The 2010 plan addresses the sewerage needs of the JOS service area through the year 2010 and the services planned to meet those needs. The 2010 plan allows the capacity of the JOS to increase to 630.2 mgd by 2010.

4. Social of Economic communities of interest

All of the owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond. The proposal promotes environmental justice, in that there is fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

5. Disadvantaged Unincorporated Communities:

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory. There are several DUC's within Los Angeles County Sanitation District No. 2's SOI. These DUC's, however, are several miles away to the west and north and are in no way impacted by the proposed SOI Amendment. The SOI amendment involves two parcels which are not DUC's and not in any way near any DUC's, all in a developed area.

**SPHERE OF INFLUENCE AMENDMENT DETERMINATIONS PURSUANT TO
GOVERNMENT CODE 56425(i):**

The Commission has on file a written statement of the functions and classes of service of the Los Angeles County Sanitation District No. 2 and can establish the nature, location and extent of its classes of service and that it provides services within its boundary.

CONCLUSION:

Staff recommends approval of the sphere of influence amendments and of this annexation request as a logical and reasonable extension of services by Los Angeles County Sanitation District No. 2.

Recommended Action:

1. Open the public hearing and receive testimony on the SOI amendment;
2. There being no further testimony, close the public hearing;
3. Adopt the Resolution Making Determinations Approving Annexation No. 56 to Los Angeles County Sanitation District No. 2 and Amendment to Los Angeles County Sanitation District No. 2 Sphere of Influence.
4. Pursuant to Government Code Section 57002, set January 8, 2014, at 9:00 a.m., as the date and time for Commission protest proceedings pertaining to the annexation.

**RESOLUTION NO. 2013-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 56 TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 2
(AMENDMENT TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 2
SPHERE OF INFLUENCE)"**

WHEREAS, the Los Angeles County Sanitation District No. 2 (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (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 annexation of territory herein described to the District, all within the City of Norwalk; and

WHEREAS, the proposed annexation consists of approximately 1.520± acres of inhabited territory and is assigned the following distinctive short-form designation:

"Annexation No. 56 to Los Angeles County Sanitation District No. 2"; 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 the proposed annexation is for the District to provide offsite sewage disposal to an existing 23-unit apartment complex and a 22-unit apartment complex; and

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

WHEREAS, on November 13, 2013, after being duly and properly noticed, this proposal came up 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 hereby amends the Sphere of Influence of Los Angeles County Sanitation District No. 2 and makes the following determinations in accordance with Government Code Section 56425:

- a. Present and Planned Land Uses in the Area

The affected territory consists of a 23-unit apartment complex and a 22-unit apartment complex. The present land use is residential. The future planned land use of the territory is residential.

- b. Present and Probable Need for Public Facilities and Services in the Area

The subject territory is currently being serviced by District No. 2. The area was included in the future service area that might be served by the District. The District's future wastewater management needs were addressed in the Joint Outfall System (JOS) 2010 Master Facilities Plan.

c. Present Capacity of Public Facilities and Adequacy of Public Services that the Agency Provides or is Authorized to Provide

The permitted capacity of the JOS is 592.7mgd. On July 12, 1995, the Board of Directors of District No. 2 approved the 2010 Master Facilities Plan and certified the associated EIR. The 2010 plan addresses the sewerage needs of the JOS service area through the year 2010 and the services planned to meet those needs. The 2010 plan allows the capacity of the JOS to increase to 630.2mgd by 2010.

d. Existence of Any Social or Economic Communities of Interest

There are no significant social or economic communities of interest within the subject territory.

e. Disadvantaged Unincorporated Communities

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory. There are several DUC's, within, County Sanitation District No. 2's SOI. These DUC's however are several miles away to the west and north and are in no way impacted by the proposed SOI Amendment. The SOI amendment involves two parcels which are not DUC's and not in any way near any DUC's, all in a developed area.

f. Determination of the Services of the Existing District

The Commission has on file written statement of the functions and classes of service of the Los Angeles County Sanitation District No. 2 and can establish the nature, location and extent of its classes of service and that it provides services within its boundaries.

2. The Commission finds that this proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319 (a) (the annexation consists of areas containing existing structures developed to the density allowed by the current zoning). The Categorical Exemption was adopted by Los Angeles County Sanitation District No. 2, as lead agency, on December 14, 2011.
3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 1.520± acres, is inhabited, and is assigned the following short form designation:

"Annexation No. 56 to Los Angeles County Sanitation District No. 2"
5. Annexation No. 56 to Los Angeles County Sanitation District No. 2 is hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation.
- c. Payment of Registrar-Recorder/County Clerk and State Board of Equalization fees.
- d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
- e. The regular County assessment roll shall be utilized by the District.
- f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
- g. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
- h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.

6. Pursuant to Government Code Section 57002, the Commission hereby sets the protest hearing pertaining to the annexation for January 8, 2014 at 9:00 a.m. and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 13th day of November 2013.

MOTION:

SECOND:

AYES:

NOES:

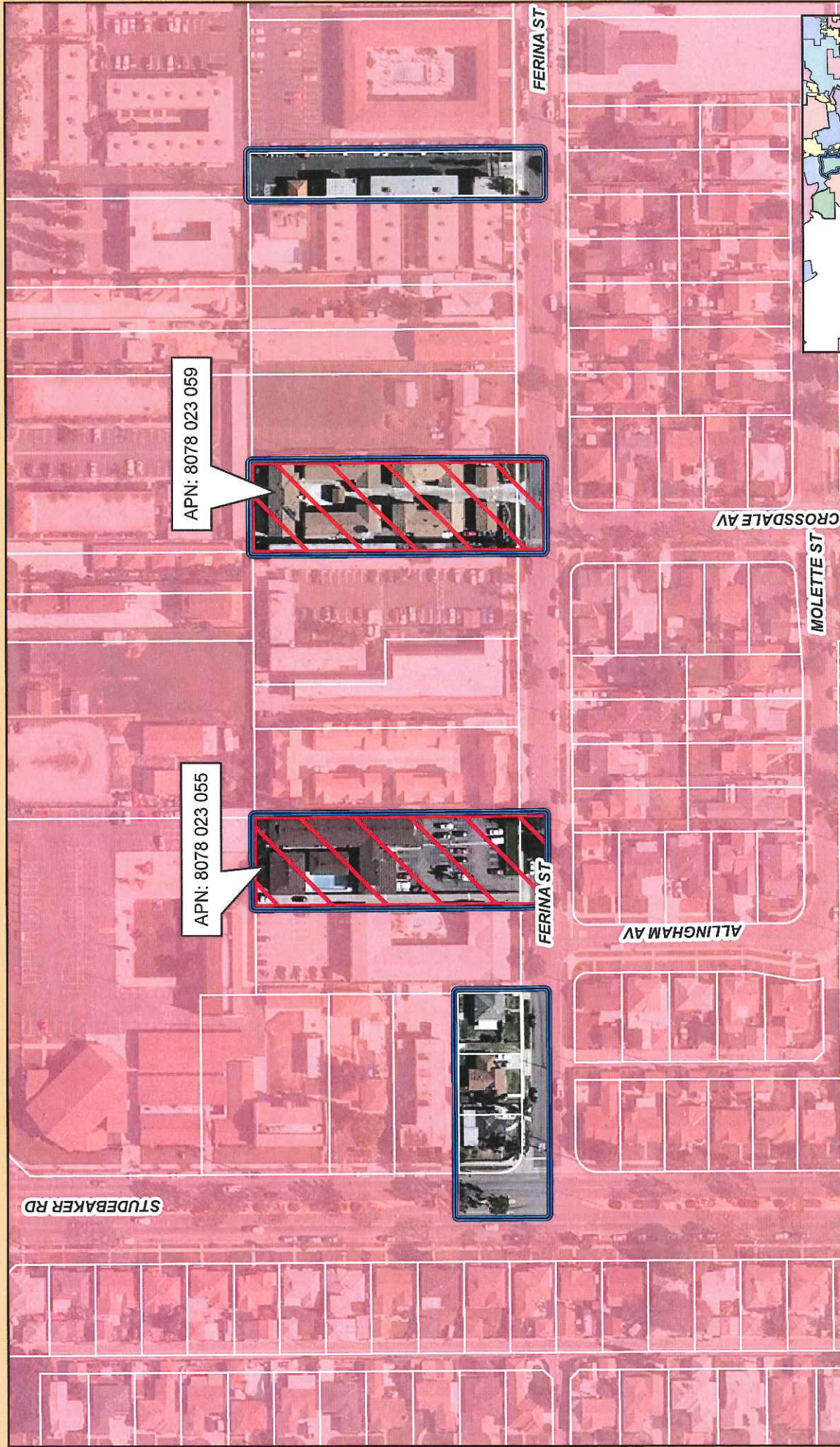
ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**

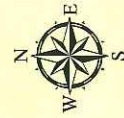
**Paul A. Novak, AICP
Executive Officer**



Legend

- CSD Annexation 2-56
- Los Angeles County Sanitation District No. 2
- City of Norwalk
- Sphere of Influence, CSD 2

Annexation No. 56 to County Sanitation District No. 2 (with SOI Amendment)



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



Staff Report

November 13, 2013

Agenda Item No. 7.c.

Annexation No. 411 to Los Angeles County Sanitation District No. 14

PROPOSAL SUMMARY:

Size of Affected Territory:	27.498± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 14
Resolution or Petition:	October 27, 2011
Application Filed with LAFCO:	October 27, 2011
Location:	The affected territory is located on the northwest corner of Avenue N-8 and 50 th Street West.
City/County:	City of Palmdale
Affected Territory:	The affected territory consists of vacant land within a vacant area; an Elementary School is proposed to be developed on the property. The topography has a moderate slope of approximately 3.7% from southwest to northwest.
Surrounding Territory:	Surrounding territory is residential.
Landowner(s):	There are 4 landowners
Registered Voters:	0 registered voters as of July 23, 2013.
Purpose/Background:	For the District to provide off-site sewage disposal service.
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Within SOI:	Yes
Waiver of Notice/Hearing/Protest:	No

CEQA Clearance:

The California Environmental Quality Act (CEQA) clearance is a Mitigated Negative Declaration adopted by the Westside Union School District, as lead agency, on February 6, 2009.

Additional Information:

None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 0 residents as of October 27, 2011. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 0 residents.

The affected territory is 27.498+/- acres. The existing land use consists of vacant land located within a vacant area. The proposed/future land use is an elementary school.

The per capita assessed valuation issue does not apply because the affected territory is unpopulated. On February 7, 2012, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a property tax transfer resolution.

The topography of the affected territory has a moderate slope of approximately 3.7% from southwest to northwest.

There are no natural boundaries. There are no drainage basins on or near the affected territory.

The affected territory is surrounded by populated areas on all sides. The affected territory is likely to experience modest growth in the next ten years. The adjacent areas are likely to experience no growth in the next ten years.

b. Governmental Services and Controls:

The affected territory will be developed to include a proposed elementary school which requires organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of government services and controls is adequate. With respect to sanitary sewage disposal, other than service provided by the District, the only sewage disposal option currently available to residents is private septic systems. The probable effect of the proposed action and of alternative courses of action on the cost and adequacy of services and controls in the affected territory and adjacent areas varies widely, and the cost of sewage disposal by the District versus the cost by septic system is subject to multiple factors. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

c. Proposed Action and Alternative Actions:

The proposed action will have no effect on mutual social and economic interests. The proposal has no impact on the local governmental structure of the County.

The only alternate action for sewage disposal is private septic system. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

d. *Conformity with Commission Policies on Urban Development and Open Space Conversion Policies:*

There are no conformance issues because the Commission has not adopted any policies relative to providing planned, orderly, efficient patterns of urban development.

There is no prime agricultural land within or adjacent to the affected territory. The proposal conforms with the objectives in Government Code Sections 56377(a) and 56377(b).

e. *Agricultural Lands:*

There are no effects on agricultural lands as there are no agricultural lands within the affected territory.

f. *Boundaries:*

The boundaries of the affected territory have been clearly defined by the applicant, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

The boundaries conform to lines of assessment or ownership, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

As a special district annexation, the proposal has no impact on existing city-county boundaries, nor does it create islands or corridors of unincorporated territory.

g. *Consistency with Plans:*

The proposal has no significant impact upon, and is therefore consistent with, the Regional Transportation Plan.

The proposal is consistent with the existing City's General Plan designation of Single-Family Dwelling.

The affected territory is not within the boundaries of any Specific Plan.

Pre-zoning is not a requirement for a special district proposal.

The proposed use (elementary school) is exempt from local zoning due to Government Code Section 53090, 53091 and 53094.

h. *Sphere of Influence:*

The affected territory is within the Sphere of Influence of Los Angeles County Sanitation District No. 14.

i. Comments from Public Agencies:

Staff did not receive any significant comments from public agencies.

j. Ability to Provide Services:

The affected territory is not currently serviced by the District, the area was included in the future service area that might be served by the District. The District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant 2020 Facilities Plan.

k. Timely Availability of Water Supplies:

There are no issues regarding water supply or delivery.

l. Regional Housing:

As a special district annexation, the proposal will not affect any city, nor the county, in achieving their respective fair shares of the regional housing needs as determined by the Southern California Association of Governments (SCAG).

m. Comments from Landowners, Voters, or Residents:

Staff did not receive any significant comments from landowners, voters, or residents.

n. Land Use Designations

The proposal is consistent with the existing City's General Plan designation of Single-Family Dwelling.

The proposal is consistent with the existing City's zoning designation of Single-Family Residential (R-1).

The affected territory is not within the boundaries of any Specific Plan.

Pre-zoning is not a requirement for a special district proposal.

The proposed use (elementary school) is exempt from local zoning due to Government Code Section 53090, 53091 and 53094.

o. Environmental Justice:

All of the owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond. The proposal promotes environmental justice, in that there is fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The CEQA clearance is a Mitigated Negative Declaration adopted by Westside Union School District, as lead agency, on February 6, 2009. Acting in its role as a responsible agency, and with respect to Annexation No. 411, and under State CEQA Guidelines Section 15096, it is appropriate for the Commission to certify that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Mitigated Negative Declaration adopted by the Westside Union School District, that it has determined that the document adequately addresses the environmental impacts of the project, that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and that it adopts by reference the environmental findings and the Mitigation Monitoring Program previously adopted by the lead agency in connection with its approval of the project.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the District.

Recommended Action:

1. Open the public hearing and receive testimony on the annexation;
2. There being no further testimony, close the public hearing;
3. Adopt the Resolution Making Determinations Approving Annexation No. 411 to Los Angeles County Sanitation District No. 14.
4. Pursuant to Government Code Section 57002, set January 8, 2014, at 9:00 a.m., as the date and time for Commission protest proceedings.

**RESOLUTION NO. 2013-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 411 TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 14"**

WHEREAS, the Los Angeles County Sanitation District No. 14 (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (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 annexation of territory herein described to the District, all within the City of Palmdale; and

WHEREAS, the proposed annexation consists of approximately 27.498± acres of uninhabited territory and is assigned the following distinctive short-form designation:

"Annexation No. 411 to Los Angeles County Sanitation District No. 14 "; 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 the proposed annexation is for the District to provide offsite sewage disposal to an elementary school; and

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

WHEREAS, on November 13, 2013, after being duly and properly noticed, this proposal came up 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 a responsible agency with respect to Annexation No. 411 to the Los Angeles County Sanitation District No. 14, pursuant to California Environmental Quality Act (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 Mitigated Negative Declaration adopted on February 6, 2009 by the Westside Union School District, 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, including the Mitigation Monitoring Plan, and Statement of Overriding Considerations previously adopted by the lead agency in connection with its approval of the project.
2. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
3. The affected territory consists of 27.498± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 411 to Los Angeles County Sanitation District No. 14".

4. Annexation No. 411 to the Los Angeles County Sanitation District No. 14 is hereby approved, subject to the following terms and conditions:
 - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
 - b. The effective date of the annexation shall be the date of recordation.
 - c. Payment of Registrar-Recorder/County Clerk and State Board of Equalization fees.
 - d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
 - e. The regular County assessment roll shall be utilized by the District.
 - f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
 - g. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
 - h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.

5. Pursuant to Government Code Section 57002, the Commission hereby sets the protest hearing for January 8, 2014 at 9:00 a.m. and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
6. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 13th day of November 2013.

MOTION:

SECOND:

AYES:

NOES:

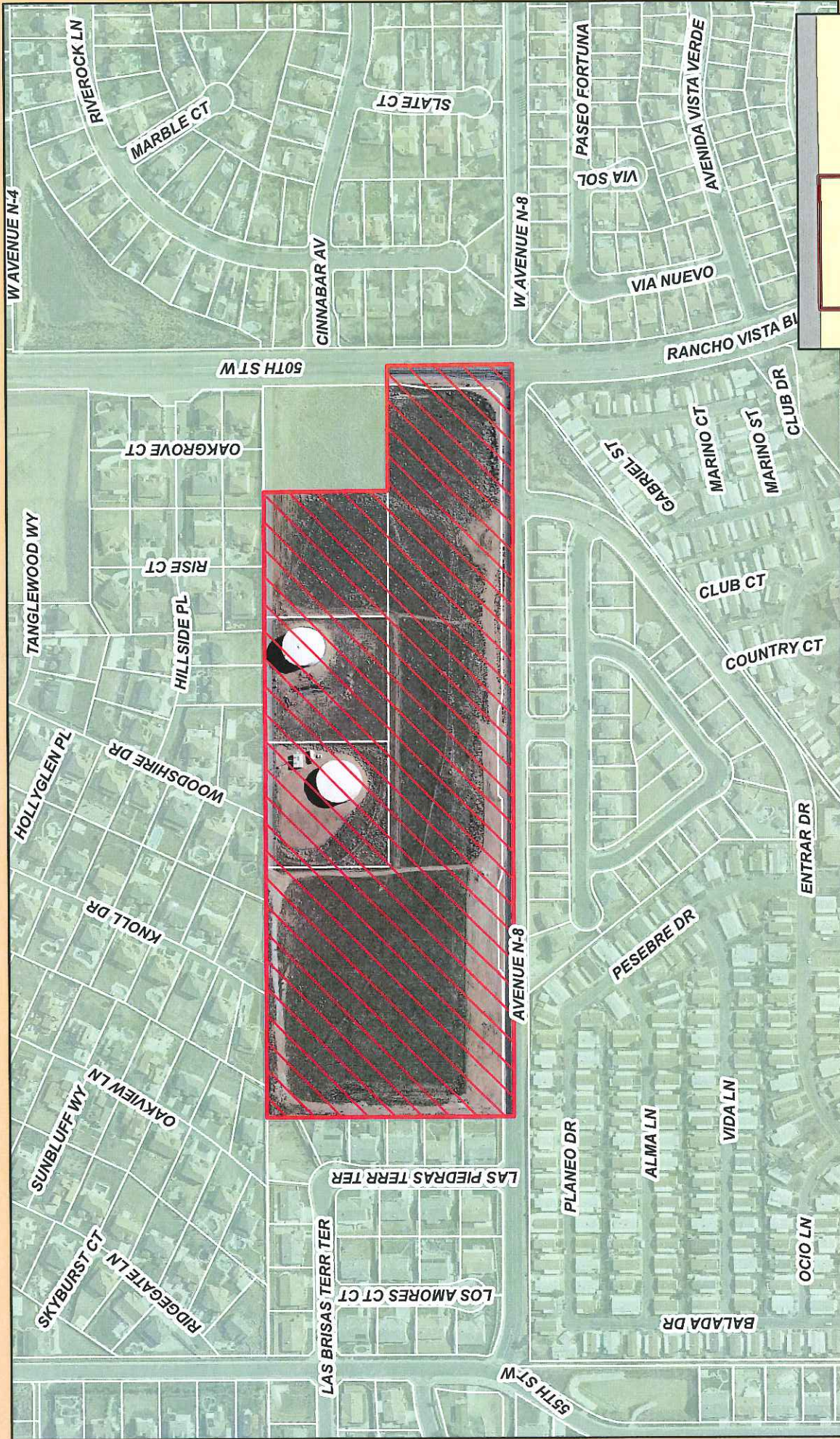
ABSTAIN:

ABSENT:






MOTION PASSES: 0/0/0

**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**

**Paul A. Novak, AICP
Executive Officer**



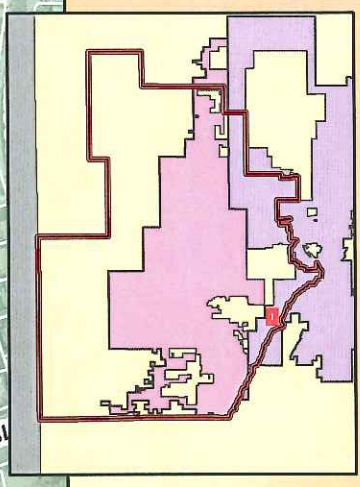
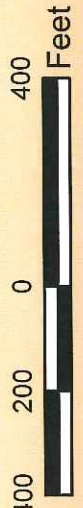
Legend

-  CSD Annexation 14-411
-  City of Lancaster
-  City of Palmdale
-  Los Angeles County Sanitation District No. 14
-  Sphere of Influence, CSD 14

Annexation No. 411 to County Sanitation District No. 14



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



Staff Report

November 13, 2013

Agenda Item No. 7.d.

Annexation No. 703 to Los Angeles County Sanitation District No. 21

PROPOSAL SUMMARY:

Size of Affected Territory:	3.714± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 21
Resolution or Petition:	December 19, 2011
Application Filed with LAFCO:	January 3, 2012
Location:	The affected territory is located on Puddingstone Drive approximately 200 feet east of Raging Waters Drive.
City/County:	City of San Dimas
Affected Territory:	The affected territory consists of two existing single-family homes and one proposed single-family home. The topography is slightly sloping.
Surrounding Territory:	Surrounding territory is residential.
Landowner(s):	Anthony & Karen Price; Israel Chavez; David Liu
Registered Voters:	3 registered voters as of September 19, 2013
Purpose/Background:	For the District to provide off-site sewage disposal service.
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Within SOI:	Yes
Waiver of Notice/Hearing/Protest:	No

CEQA Clearance:

With respect to the portion of the project consisting of the existing two single-family homes, the proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a) (the annexation consists of areas containing existing structures developed to the density allowed by the current zoning).

With respect to the portion of the project consisting of the proposed one single-family home, the proposal is categorically exempt from the provisions of the CEQA pursuant to State CEQA Guidelines Section 15319(b) (annexation of small parcels of the minimum size for facilities exempted by Section 15303, new construction or conversion of small structures).

Additional Information:

None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 6 residents as of December 27, 2011. The population density is 1.62 persons per acre

The estimated future population is 6 residents.

The affected territory is 3.714+/- acres. The existing land use consists of two single-family homes. The proposed/future land use is 1 additional proposed single-family home.

The assessed valuation is \$1,507,236 as of October 16, 2013. The per capita assessed valuation is \$ 251,206. On August 21, 2012, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a property tax transfer resolution.

The topography of the affected territory is slightly sloping.

There are no natural boundaries. There are no drainage basins on or near the affected territory.

The nearest populated area is 700 feet to the north of the affected territory. The affected territory is likely to experience modest growth in the next ten years. The adjacent areas are likely to experience modest growth in the next ten years.

b. Governmental Services and Controls:

The affected territory consists of two single-family homes and one proposed single-family home which require organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of government services and controls is adequate. With respect to sanitary sewage disposal, other than service provided by the District, the only sewage disposal option currently available to residents is private septic systems. The probable effect of the proposed action and of alternative courses of action on the cost and adequacy of services and controls in the affected territory and adjacent areas varies widely, and the cost of sewage disposal by the District versus the cost by septic system is subject to multiple factors. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

c. Proposed Action and Alternative Actions:

The proposed action will have no effect on mutual social and economic interests. The proposal has no impact on the local governmental structure of the County.

The only alternate action for sewage disposal is private septic system. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

d. *Conformity with Commission Policies on Urban Development and Open Space Conversion Policies:*

There are no conformance issues because the Commission has not adopted any policies relative to providing planned, orderly, efficient patterns of urban development.

There is no prime agricultural land within or adjacent to the affected territory. The proposal conforms with the objectives in Government Code Sections 56377(a) and 56377(b).

e. *Agricultural Lands:*

There are no effects on agricultural lands as there are no agricultural lands within the affected territory.

f. *Boundaries:*

The boundaries of the affected territory have been clearly defined by the applicant, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

The boundaries conform to lines of assessment or ownership, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

As a special district annexation, the proposal has no impact on existing city-county boundaries, nor does it create islands or corridors of unincorporated territory.

g. *Consistency with Plans:*

The proposal has no significant impact upon, and is therefore consistent with, the Regional Transportation Plan.

The proposal is consistent with the existing City's General Plan designation of Single-Family Very Low.

The proposal is consistent with the existing City's Specific Plan designation of Specific Plan No. 8.

Pre-zoning is not a requirement for a special district proposal.

h. Sphere of Influence:

The affected territory is within the Sphere of Influence of Los Angeles County Sanitation District No. 21.

i. Comments from Public Agencies:

Staff did not receive any significant comments from public agencies.

j. Ability to Provide Services:

The affected territory is already being serviced by the District. The area was included in the future service area that might be served by the District. The District's future wastewater management needs were addressed in the Joint Outfall System 2010 Master Facilities Plan.

k. Timely Availability of Water Supplies:

There are no known issues regarding water supply or delivery.

l. Regional Housing:

As a special district annexation, the proposal will not affect any city, nor the county, in achieving their respective fair shares of the regional housing needs as determined by the Southern California Association of Governments (SCAG).

m. Comments from Landowners, Voters, or Residents:

Staff did not receive any significant comments from landowners, voters, or residents.

n. Land Use Designations

The proposal is consistent with the existing City's General Plan designation of Single-Family Very Low.

The proposal is consistent with the existing City's zoning designation of Specific Plan No. 8.

o. Environmental Justice:

All of the owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond. The proposal promotes environmental justice, in that there is fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

With respect to the portion of the project consisting of the existing two single-family homes, the proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a) (the annexation consists of areas containing existing structures developed to the density allowed by the current zoning).

With respect to the portion of the project consisting of the proposed one single-family home, the proposal is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319(b) (annexation of small parcels of the minimum size for facilities exempted by Section 15303, new construction or conversion of small structures).

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the District.

Recommended Action:

1. Open the public hearing and receive testimony on the annexation;
2. There being no further testimony, close the public hearing;
3. Adopt the Resolution Making Determinations Approving Annexation No. 703 to Los Angeles County Sanitation District No. 21;
4. Pursuant to Government Code Section 57002, set January 8, 2014, at 9:00 a.m., as the date and time for Commission protest proceedings.

**RESOLUTION NO. 2013-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 703 TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 21"**

WHEREAS, the Los Angeles County Sanitation District No. 21 (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (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 annexation of territory herein described to the District, all within the City of San Dimas; and

WHEREAS, the proposed annexation consists of approximately 3.714± acres of uninhabited territory and is assigned the following distinctive short-form designation:

"Annexation No. 703 to Los Angeles County Sanitation District No. 21"; 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 the proposed annexation is for the District to provide offsite sewage disposal to two existing single-family homes and one proposed single-family home; and

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

WHEREAS, on November 13, 2013, 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, with respect to the portion of the project consisting of the existing two single-family homes, the proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a) (the annexation consists of areas containing existing structures developed to the density allowed by the current zoning); and with respect to the portion of the project consisting of the proposed one single-family home , the proposal is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319(b) (annexation of small parcels of the minimum size for facilities exempted by Section 15303, new construction or conversion of small structures).
2. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
3. The affected territory consists of 3.714± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 703 to Los Angeles County Sanitation District No. 21"
4. Annexation No. 703 to Los Angeles County Sanitation District No. 21 is hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
 - b. The effective date of the annexation shall be the date of recordation.
 - c. Payment of Registrar-Recorder/County Clerk and State Board of Equalization fees.
 - d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
 - e. The regular County assessment roll shall be utilized by the District.
 - f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
 - g. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
 - h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
5. Pursuant to Government Code Section 57002, the Commission hereby sets the protest hearing for January 8, 2014 at 9:00 a.m. and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.

6. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 13th day of November 2013.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**

**Paul A. Novak, AICP
Executive Officer**

Staff Report

November 13, 2013

Agenda Item No. 7.e.

Annexation No. 414 to Los Angeles County Sanitation District No. 22

PROPOSAL SUMMARY:

Size of Affected Territory:	0.570± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 22
Resolution or Petition:	January 25, 2012
Application Filed with LAFCO:	February 6, 2012
Location:	The affected territory is located on the northwest corner of Aldersgate Drive and Wheeler Avenue.
City/County:	City of La Verne.
Affected Territory:	The affected territory is residential with one existing single-family home. The topography is flat.
Surrounding Territory:	Surrounding land use is residential.
Landowner(s):	Gabriela & Joshua Litt
Registered Voters:	0 registered voters as of September 30, 2013
Purpose/Background:	Landowners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service.
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Within SOI:	Yes
Waiver of Notice/Hearing/Protest:	No

CEQA Clearance:

The proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a) because it consists of an annexation with an existing structure developed to the density allowed by current zoning.

Additional Information:

None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 3 residents as of February 6, 2012. The population density is 0.19 persons per acre.

The estimated future population is 3 residents (no anticipated change).

The affected territory is 0.570+/- acres. The existing land use is residential. The affected territory consists of one existing single-family home.

The assessed valuation is \$510,900 as of October 16, 2013. The per capita assessed valuation is \$170,300. On August 21, 2012, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a property tax transfer resolution.

The topography of the affected territory is flat.

There are no natural boundaries. There are no drainage basins on or near the affected territory.

The affected territory is surrounded by populated areas on all sides. The affected territory is likely to experience no growth in the next ten years. The adjacent areas are likely to experience no growth in the next ten years.

b. Governmental Services and Controls:

The affected territory currently consists of one existing single-family home which requires organized governmental services. The affected territory will require governmental services indefinitely.

The cost of sewage disposal by the District versus the cost by septic systems is subject to multiple factors and varies widely. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

c. Proposed Action and Alternative Actions:

The one existing single-family home will not impact the surrounding areas. There is no effect of the proposed action on mutual social and economic interests. As a special district annexation, the proposal has no impact on the local government structure of the County.

The only alternative action for sewage disposal is private septic systems. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

d. *Conformity with Commission Policies on Urban Development and Open Space Conversion Policies:*

There are no conformance issues because the Commission has not adopted any policies relative to providing planned, orderly, efficient patterns of urban development.

There is no prime agricultural land within or adjacent to the affected territory. The proposal conforms with the objectives in Government Code Sections 56377(a) and 56377(b).

e. *Agricultural Lands:*

There are no effects on agricultural lands as there are no agricultural lands within the affected territory.

f. *Boundaries:*

The boundaries of the affected territory have been clearly defined by the applicant, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

The boundaries conform to lines of assessment or ownership, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

As a special district annexation, the proposal has no impact on existing city-county boundaries, nor does it create islands or corridors of unincorporated territory.

g. *Consistency with Plans:*

The proposal has no significant impact upon, and is therefore consistent with, the Regional Transportation Plan.

The proposal is consistent with the existing City of La Verne General Plan designation of Low Density Residential.

The affected territory is not within the boundaries of any Specific Plan.

Pre-zoning is not a requirement for a special district proposal.

h. *Sphere of Influence:*

The affected territory is within the Sphere of Influence of the Los Angeles County Sanitation District No. 22.

i. *Comments from Public Agencies:*

Staff did not receive any significant comments from public agencies.

j. *Ability to Provide Services:*

The affected territory is already being serviced by Los Angeles County Sanitation District No. 22.

k. Timely Availability of Water Supplies:

There are no known issues regarding water supply or delivery.

l. Regional Housing:

As a special district annexation, the proposal will not affect any city, nor the county, in achieving their respective fair shares of the regional housing needs as determined by the Southern California Association of Governments (SCAG).

m. Comments from Landowners, Voters, or Residents:

Staff did not receive any significant comments from landowners, voters, or residents.

n. Land Use Designations

The proposal is consistent with the existing City of La Verne General Plan designation of Low Density Residential.

The proposal is consistent with the existing City of La Verne zoning designation of Planned Residential with up to 3 dwelling units per acre.

o. Environmental Justice:

All of the owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond. The proposal promotes environmental justice, in that there is fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The proposal is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15319(a) because it consists of an annexation with an existing structure developed to the density allowed by current zoning.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the Los Angeles County Sanitation District No. 22.

Recommended Action:

1. Open the public hearing and receive testimony on the annexation;
2. There being no further testimony, close the public hearing;
3. Adopt the Resolution Making Determinations Approving Annexation No. 414 to Los Angeles County Sanitation District No. 22.
4. Pursuant to Government Code Section 57002, set January 8, 2014, at 9:00 a.m., as the date and time for Commission protest proceedings.

**RESOLUTION NO. 2013-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 414 TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 22"**

WHEREAS, the Los Angeles County Sanitation District No. 22 (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (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 annexation of territory herein described to the District, all within the City of La Verne; and

WHEREAS, the proposed annexation consists of approximately 0.570± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 414 to Los Angeles County Sanitation District No. 22"; 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 the proposed annexation is for the District to provide off-site sewage disposal service to one existing single-family home; and

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

WHEREAS, pursuant to Government Code Section 57002, the Commission set the public hearing for November 13, 2013 at 9:00 a.m., at the Los Angeles County Board of

Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, the Executive Officer has given notice of the public hearing pursuant to Government Code Sections 56150-56160, 57025, and 57026, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on October 23, 2013, which is at least 21 days prior to the public hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

WHEREAS, on November 13, 2013, 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 this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it consists of an annexation with an existing structure developed to the density allowed by the current zoning.
2. A description of the boundaries and map of the proposal, as approved by this

Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.

3. The affected territory consists of 0.570± acres, is inhabited, and is assigned the following short form designation:

"Annexation No. 414 to Los Angeles County Sanitation District No. 22".

4. Annexation No. 414 to Los Angeles County Sanitation District No. 22 is hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation.
- c. Payment of Registrar-Recorder/County Clerk and State Board of Equalization fees.
- d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
- e. The regular County assessment roll shall be utilized by the District.
- f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.

- g. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
 - h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
- 5. Pursuant to Government Code Section 57002, the Commission hereby sets the protest hearing for January 8, 2014 at 9:00 a.m. and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
- 6. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 13th day of November 2013.

MOTION:

SECOND:

AYES:

NOES:

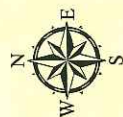
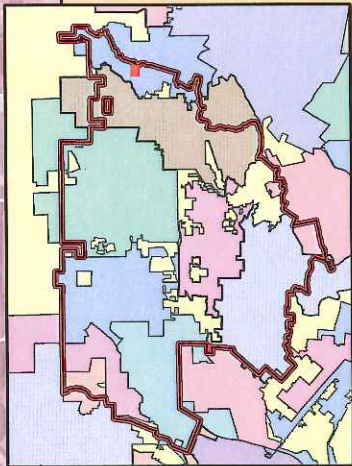
ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**





**Paul A. Novak, AICP
Executive Officer**



LAFCO
 Local Agency Formation Commission
 for the County of Los Angeles

Annexation No. 414 to County Sanitation District No. 22

Legend

-  CSD Annexation 22-414
-  City of La Verne
-  Los Angeles County Sanitation District No. 22
-  Sphere of Influence, CSD 22



Sphere of Influence, CSD 22

Los Angeles County Sanitation District No. 22

City of La Verne

CSD Annexation 22-414

Staff Report

November 13, 2013

Agenda Item No. 7.f.

Annexation No. 2012-11 (40-146/4-208) to Los Angeles County Waterworks District No. 40, Antelope Valley

PROPOSAL SUMMARY:

Size of Affected Territory:	78.68± acres
Inhabited/Uninhabited:	Inhabited
Applicant:	Los Angeles County Waterworks District No. 40, Antelope Valley
Resolution or Petition:	June 6, 2012
Application Filed with LAFCO:	January 31, 2013
Location:	The affected territory consists of 2 parcels. Parcel 1 is located at the south of Avenue P and west of 25 th Street West. Parcel 2 is located south of Elizabeth Lake Road and west of 25 th Street West.
City/County:	City of Palmdale
Affected Territory:	The affected territory consists of a residential area with 296 existing single-family homes. The topography is generally flat with gently sloped terrain.
Surrounding Territory:	Surrounding land uses are residential and vacant land.
Landowner(s):	There are multiple owners of record.
Registered Voters:	490 registered voters as of September 13, 2013
Purpose/Background:	Los Angeles County Waterworks District No. 40, Antelope Valley, (District) to provide water service to 296 existing single-family homes.
Related Jurisdictional Changes:	There are no related jurisdictional changes.

Within SOI: Yes

Waiver of Notice/Hearing/Protest: No

CEQA Clearance: The proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a) because it consists of an annexation with existing structures developed to the density allowed by current zoning. The Categorical Exemption was adopted by the Los Angeles County Waterworks District No. 40, Antelope Valley, as lead agency, on February 26, 2013.

Additional Information: None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 1,150 residents as of January 31, 2013. The population density is 14.61 persons per acre.

The estimated future population is 1,150 residents (no anticipated change).

The affected territory is 78.68+/- acres. The existing land uses are residential and vacant.

The assessed valuation is \$60,165,575 as of October 2012. The per capita assessed valuation is \$52,318. On September 10, 2013, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a property tax transfer resolution.

The topography of the affected territory is generally flat with gently sloped terrain.

There are no natural boundaries. There are no drainage basins on or near the affected territory.

Parcel 1 is surrounded by populated areas on all sides. Parcel 1 is likely to experience no growth in the next ten years. The adjacent areas near Parcel 1 are likely to experience no growth in the next ten years.

Parcel 2 is surrounded by residential and vacant land. Parcel 2 is likely to experience moderate growth in the next ten years. The adjacent areas near Parcel 2 are likely to experience moderate growth in the next ten years.

b. Governmental Services and Controls:

The affected territory includes 296 existing single-family homes which requires organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of government services and controls is adequate. The probable effect of the proposed action is for Los Angeles County Waterworks District No. 40, Antelope Valley, to provide water service to 296 existing single-family homes at in-district rates. The alternative course of action is for residents to pay higher out-of-district rates and remain outside the District boundary.

c. Proposed Action and Alternative Actions:

The 296 existing single-family homes will not impact the surrounding areas. There is no effect of the proposed action on mutual social and economic interests. As a special district annexation, the proposal has no impact on the local governmental structure of the County.

d. *Conformity with Commission Policies on Urban Development and Open Space Conversion Policies:*

There are no conformance issues because the Commission has not adopted any policies relative to providing planned, orderly, efficient patterns of urban development.

There is no prime agricultural land within or adjacent to the affected territory. The proposal conforms with the objectives in Government Code Sections 56377(a) and 56377(b).

e. *Agricultural Lands:*

There are no effects on agricultural lands as there are no agricultural lands within the affected territory.

f. *Boundaries:*

The boundaries of the affected territory have been clearly defined by the applicant, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

The boundaries conform to lines of assessment or ownership, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

As a special district annexation, the proposal has no impact on existing city-county boundaries, nor does it create islands or corridors of unincorporated territory.

g. *Consistency with Plans:*

The proposal has no significant impact upon, and is therefore consistent with, the Regional Transportation Plan.

Parcel 1 is consistent with the existing City of Palmdale General Plan designation of SFR-3 (Single Family Residential). Parcel 2 is consistent with the existing City of Palmdale General Plan designation of Specific Plan – City Ranch (Anaverde).

Parcel 2 is consistent with the existing City of Palmdale, City Ranch (Anaverde) Specific Plan designation of Residential.

Pre-zoning is not a requirement for a special district proposal.

h. *Sphere of Influence:*

The affected territory is within the Sphere of Influence of the Los Angeles County Waterworks District No. 40, Antelope Valley.

i. *Comments from Public Agencies:*

Staff did not receive any significant comments from public agencies.

j. Ability to Provide Services:

The affected territory is already being serviced by the Los Angeles County Waterworks District No. 40, Antelope Valley.

k. Timely Availability of Water Supplies:

There are no known issues regarding water supply or delivery.

l. Regional Housing:

As a special district annexation, the proposal will not affect any city, nor the county, in achieving their respective fair shares of the regional housing needs as determined by the Southern California Association of Governments (SCAG).

m. Comments from Landowners, Voters, or Residents:

Staff did not receive any significant comments from landowners, voters, or residents.

n. Land Use Designations

The proposal is consistent with the existing City of Palmdale General Plan designation of SFR-3 (Single Family Residential) and Specific Plan – City Ranch.

Parcel 1 is consistent with the existing City of Palmdale zoning designation of R-1-7,000 (single-family residential with a minimum lot size of 7,000 square feet) and Parcel 2 is consistent with the existing City of Palmdale zoning designation of City Ranch Specific Plan.

o. Environmental Justice:

The proposal will have no adverse effect with respect to the fair treatment of people of all races and incomes, or the location of public facilities or services.

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The proposal is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15319(a) because it consists of an annexation with existing structures developed to the density allowed by current zoning.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the Los Angeles County Waterworks District No. 40, Antelope Valley.

Recommended Action:

1. Open the public hearing and receive testimony on the annexation;

2. There being no further testimony, close the public hearing;
3. Adopt the Resolution Making Determinations Approving Annexation No. 2012-11 to Los Angeles County Waterworks District No. 40, Antelope Valley.
4. Pursuant to Government Code Section 57002, set January 8, 2014, at 9:00 a.m., as the date and time for Commission protest proceedings.

**RESOLUTION NO. 2013-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 2012-11 TO LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40,
ANTELOPE VALLEY"**

WHEREAS, the Los Angeles County Waterworks District No. 40, Antelope Valley, (District), adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (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 annexation of territory herein described to the District, all within the City of Palmdale; and

WHEREAS, the proposed annexation consists of approximately 78.68± acres of inhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2012-11 to Los Angeles County Waterworks District No. 40, Antelope Valley"; 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 the proposed annexation is for the District to provide water service to 296 existing single-family homes; and

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

WHEREAS, pursuant to Government Code Section 57002, the Commission set the public hearing for November 13, 2013 at 9:00 a.m., at the Los Angeles County Board of Supervisors

Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, the Executive Officer has given notice of the public hearing pursuant to Government Code Sections 56150-56160, 57025, and 57026, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on October 23, 2013, which is at least 21 days prior to the public hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

WHEREAS, on November 13, 2013, 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 this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it consists of an annexation with existing structures developed to the density allowed by the current zoning.
2. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference

incorporated herein.

3. The affected territory consists of 78.68± acres, is inhabited, and is assigned the following short form designation:

"Annexation No. 2012-11 to Los Angeles County Waterworks District No. 40,
Antelope Valley".

4. Annexation No. 2012-11 to Los Angeles County Waterworks District No. 40, Antelope Valley, is hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation.
- c. Payment of Registrar-Recorder/County Clerk and State Board of Equalization fees.
- d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
- e. The regular County assessment roll shall be utilized by the District.
- f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
- g. Annexation of the affected territory described in Exhibits "A" and "B" to the

District.

- h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
5. Pursuant to Government Code Section 57002, the Commission hereby sets the protest hearing for January 8, 2014 at 9:00 a.m. and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
6. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 13th day of November 2013.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**

**Paul A. Novak, AICP
Executive Officer**

Staff Report

November 13, 2013

Agenda Item No. 8.a.

**Protest Hearing on Reorganization No. 2007-02 (15-289) to
Los Angeles County Sanitation District No. 15
(Detachment from Los Angeles County Sanitation District No. 22 and
Annexation to Los Angeles County Sanitation District No. 15)**

On September 11, 2013, your Commission approved a request for the reorganization of approximately 15.146 ± acres of inhabited territory into the boundaries of Los Angeles County Sanitation District No. 15. The Protest Hearing before you today will satisfy the requirements of Government Code Section 57000, *et seq.*

The number of written protests received and not withdrawn is ____.

PROPOSAL SUMMARY:

Size of Affected Territory:	15.146± acres
Inhabited/Uninhabited:	Inhabited
Applicant:	Los Angeles County Sanitation District No. 15
Resolution or Petition:	July 27, 2011
Application Filed with LAFCO:	August 29, 2011
Location:	The affected territory is east of Azusa Avenue between Fairgrove Avenue and Aroma Drive.
City/County:	City of West Covina
Affected Territory:	The affected territory consists of 46 single-family homes and a park area located within a residential area. The topography is flat.
Surrounding Territory:	Surrounding territory is residential.
Landowner(s):	There are 35 landowners
Registered Voters:	19 registered voters as of June 6, 2013
Purpose/Background:	For the District to provide off-site sewage disposal service.

Related Jurisdictional Changes:	Detachment from Los Angeles County Sanitation District No. 22 and Annexation to Los Angeles County Sanitation District No. 15.
Within SOI:	Yes
Waiver of Notice/Hearing/Protest:	No
CEQA Clearance:	The California Environmental Quality Act (CEQA) clearance is a Mitigated Negative Declaration adopted by the City of West Covina on July 28, 2011.
Additional Information:	None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 154 residents as of August 23, 2011. The population density is 10.17 persons per acre.

The estimated future population is 154 residents.

The affected territory is 15.146+/- acres. The existing land use is 46 single-family homes and a park area. No change of land use is proposed.

The assessed valuation is \$25,673,740 as of 02/11/11. The per capita assessed valuation is \$25,673,740.

The topography of the affected territory is flat.

There are no natural boundaries. There are no drainage basins on or near the affected territory

The affected territory is surrounded by populated areas on all sides. The affected territory is likely to experience no significant growth in the next ten years. The adjacent areas are likely to experience no significant growth in the next ten years.

b. Governmental Services and Controls:

The affected territory includes 46 single-family homes and a park area which requires organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of government services and controls is adequate. With respect to sanitary sewage disposal, other than service provided by the District, the only sewage disposal option currently available to residents is private septic systems. The probable effect of the proposed action and of alternative courses of action on the cost and adequacy of services and controls in the affected territory and adjacent areas varies widely, and the cost of sewage disposal by the District versus the cost by septic system is subject to multiple factors. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

c. *Proposed Action and Alternative Actions:*

The proposed action will have no effect of the proposed action on mutual social and economic interests. The proposal has no impact on the local governmental structure of the County.

The only alternative action for sewage disposal is private septic systems. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

d. *Conformity with Commission Policies on Urban Development and Open Space Conversion Policies:*

There are no conformance issues because the Commission has not adopted any policies relative to providing planned, orderly, efficient patterns of urban development.

There is no prime agricultural land within or adjacent to the affected territory. The proposal conforms with the objectives in Government Code Sections 56377(a) and 56377(b).

e. *Agricultural Lands:*

There are no effects on agricultural lands as there are no agricultural lands within the affected territory.

f. *Boundaries:*

The boundaries of the affected territory have been clearly defined by the applicant, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

The boundaries conform to lines of assessment or ownership, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

As a special district reorganization, the proposal has no impact on existing city-county boundaries, nor does it create islands or corridors of unincorporated territory.

g. *Consistency with Plans:*

The proposal has no significant impact upon, and is therefore consistent with, the Regional Transportation Plan.

The proposal is consistent with the existing City's General Plan designation of Suburban Residential.

The affected territory is not within the boundaries of any Specific Plan.

Pre-zoning is not a requirement for a special district proposal.

h. Sphere of Influence:

The affected territory is within the Sphere of Influence of Los Angeles County Sanitation District No. 15.

i. Comments from Public Agencies:

Staff did not receive any significant comments from public agencies.

j. Ability to Provide Services:

The affected territory is already being serviced by the District. The area was included in the future service area that might be served by the District. The District's future wastewater management needs were addressed in the Joint Outfall System 2010 Master Facilities Plan.

k. Timely Availability of Water Supplies:

There are no issues regarding water supply or delivery.

l. Regional Housing:

As a special district reorganization, the proposal will not affect any city, nor the county, in achieving their respective fair shares of the regional housing needs as determined by the Southern California Association of Governments (SCAG).

m. Comments from Landowners, Voters, or Residents:

Staff did not receive any significant comments from landowners, voters, or residents.

n. Land Use Designations

The proposal is consistent with the existing City's General Plan designation of Suburban Residential.

The proposal is consistent with the existing City's zoning designation of Specific Plan No. 16.

o. Environmental Justice:

Landowners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond. The proposal promotes environmental justice, in that there is fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of Los Angeles County Sanitation District No. 15.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The CEQA clearance is a Mitigated Negative Declaration adopted by the City of West Covina on July 28, 2011. Acting in its role as a responsible agency, and with respect to Reorganization No. 2007-02 (15-289) to Los Angeles County Sanitation District No. 15, and under State CEQA Guidelines Section 15096, it is appropriate for the Commission to certify that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Mitigated Negative Declaration adopted by the City of West Covina, that it has determined that the document adequately addresses the environmental impacts of the project, that it finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and that it adopts by reference the environmental findings and the Mitigation Monitoring Program previously adopted by the lead agency in connect with its approval of the project.

Recommended Action:

1. Open the public hearing and receive written protests;
2. Close the protest hearing;
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of written protests filed and not withdrawn and report back to the Commission with the results; and
4. Based upon the results of the protest hearing, either adopt a resolution terminating the reorganization proceedings if a majority protest exists pursuant to Government Code Section 57078, or ordering Reorganization No. 2007-02 (15-289) to Los Angeles County Sanitation District No. 15 directly or ordering the reorganization subject to confirmation by the registered voters of the affected territory.

**RESOLUTION NO. 2013-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS ORDERING
"REORGANIZATION NO. 2007-02 (15-289) TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 15
(DETACHMENT FROM LOS ANGELES COUNTY SANITATION DISTRICT NO. 22 AND
ANNEXATION TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 15)"**

WHEREAS, the Los Angeles County Sanitation District No. 15 (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (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 reorganization of territory herein described to the District, all within the City of West Covina; and

WHEREAS, the proposed reorganization consists of approximately 15.146± acres of inhabited territory and is assigned the following distinctive short-form designation: "Reorganization No. 2007-02 (15-289) to Los Angeles County Sanitation District No. 15"; 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 the proposed reorganization is for the District to provide offsite sewage disposal for 46 existing single-family homes; and

WHEREAS, on September 11, 2013, the Commission approved Reorganization No. 2007-02 (15-289) to the Los Angeles County Sanitation District No. 15; and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for November 13, 2013 at 9:00 a.m., and the Executive Officer has given notice thereof pursuant to Government Code Sections 57025 and 57026, published on October 17, 2013;

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 reorganization directly or subject to confirmation by the registered voters.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of property owners is 35, and the number of registered voters is 19, and the total assessed value of land within the affected territory is \$25,673.740.
2. a) The Commission finds that the number of property owners who filed written protests in opposition to Reorganization No. 2007-02 (15-289) to Los Angeles County Sanitation District No. 15 and not withdrawn is ____, which, even if valid, represents less than 25 percent of the number of owners who own at least 25 percent of the assessed value of land within the affected territory.

b) The Commission finds that the number of registered voters who filed written protests in opposition to Reorganization No. 2007-02 (15-289) to Los Angeles County Sanitation District No. 15 and not withdrawn is ____, which, even if valid, represents less than 25 percent of the number of registered voters residing within boundaries of the affected territory.

3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.

4. The affected territory consists of 15.146± acres, is inhabited, and is assigned the following short form designation:

"Reorganization No. 2007-02 (15-289) to Los Angeles County Sanitation District No. 15"

5. Reorganization No. 2007-02 (15-289) to Los Angeles County Sanitation District No. 15 is hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation.

- c. Payment of Registrar- Recorder/County Clerk and State Board of Equalization fees.
 - d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by Los Angeles County Sanitation District No. 15.
 - e. The regular County assessment roll shall be utilized by Los Angeles County Sanitation District No. 15.
 - f. The affected territory will be taxed for any existing general indebtedness, if any, of the Los Angeles County Sanitation District No. 15.
 - g. Reorganization of the affected territory described in Exhibits "A" and "B" to the District.
 - h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this reorganization.
6. The Commission hereby orders the inhabited territory described in Exhibits "A" and "B" annexed to the District.
7. The Executive Officer is directed to transmit a copy of this resolution to 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 13th day of November 2013.

MOTION:

SECOND:

AYES:

NOES:

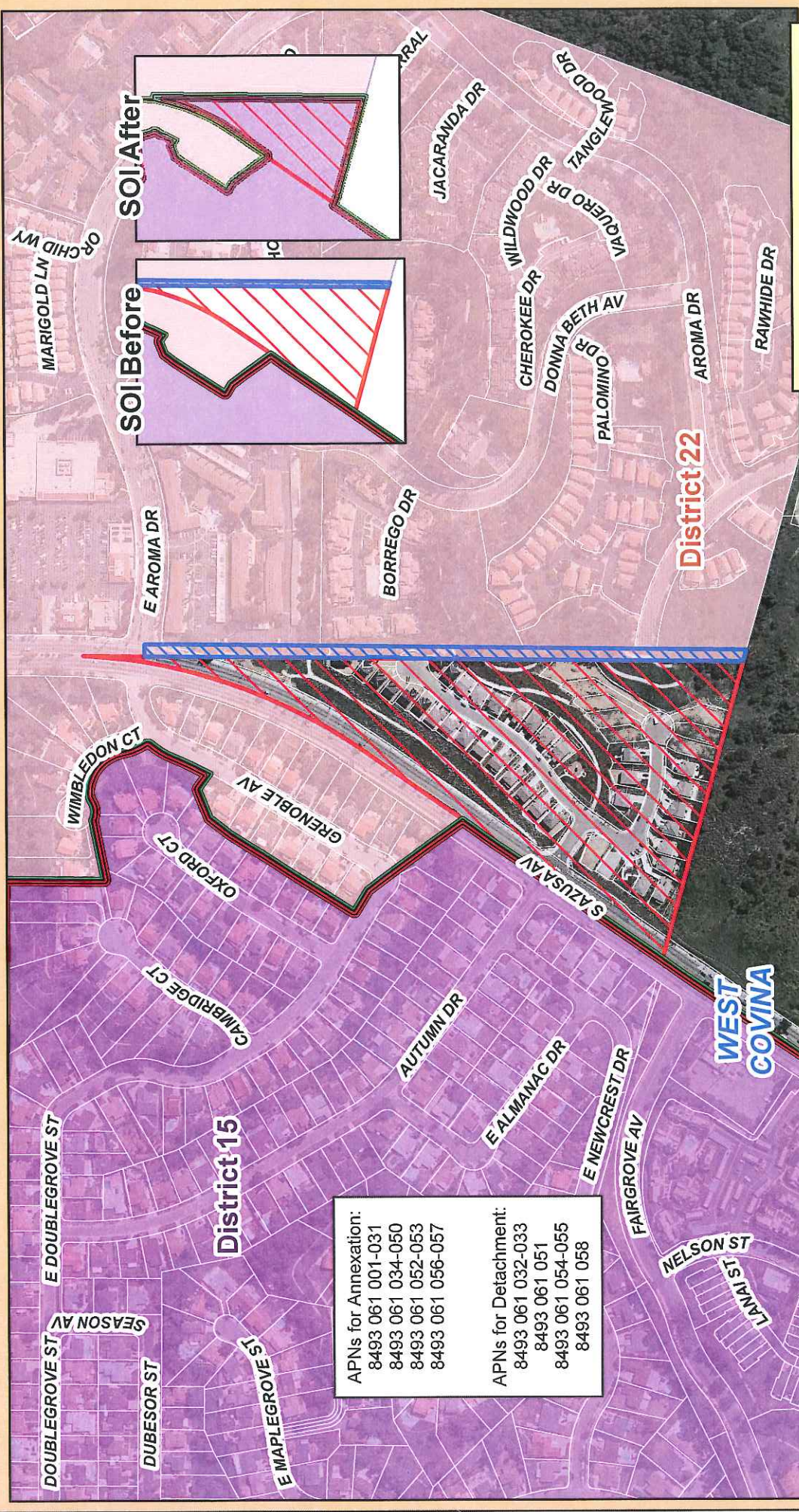
ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

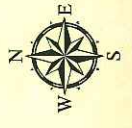
**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**

**Paul A. Novak, AICP
Executive Officer**

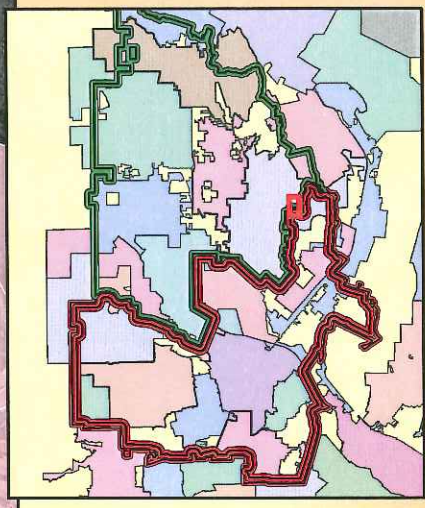
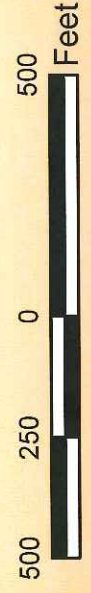


LA County Sanitation Reorg. 2007-02 (15-289) **(Annexation to Dist. 15 and Detachment from Dist. 22)**

- Legend**
- CSD Annexation 15-289
 - Detachment
 - Los Angeles County Sanitation District No. 15
 - Los Angeles County Sanitation District No. 22
 - Sphere of Influence, CSD 15
 - Sphere of Influence, CSD 22
 - City of West Covina



LAFCO
 Local Agency Formation Commission
 for the County of Los Angeles



Staff Report

November 13, 2013

Agenda Item No. 8.b.

Protest Hearing on Annexation No. 2012-09 (40-144/4-206) to Los Angeles County Waterworks District No. 40, Antelope Valley

On October 9, 2013, your Commission approved a request for the annexation of approximately 239.85± acres of inhabited territory into the boundaries of Los Angeles County Waterworks District No. 40, Antelope Valley. The Protest Hearing before you today will satisfy the requirements of Government Code Section 57000, *et seq.*

The number of written protests received and not withdrawn is ____.

PROPOSAL SUMMARY:

Size of Affected Territory:	239.85± acres
Inhabited/Uninhabited:	Inhabited
Applicant:	Los Angeles County Waterworks District No. 40, Antelope Valley
Resolution or Petition:	June 6, 2012
Application Filed with LAFCO:	January 31, 2013
Location:	The affected territory consists of 4 parcels. Parcel 1 is located at the southeast corner of Avenue J-4 and 42 nd Street West. Parcel 2 is located at the southeast corner of Newgrove Street and 38 th Street West. Parcel 3 is located at the southeast corner of Lancaster Boulevard and 32 nd Street West. Parcel 4 is located between 27 th Street West and the Antelope Valley Freeway, and between Avenue H and G-8.
City/County:	City of Lancaster.
Affected Territory:	The affected territory consists of residential and commercial areas. Parcel 1 thru Parcel 3 consists of 384 existing single-family homes and Parcel 4 is the existing Antelope Valley Fairgrounds. The topography is generally flat with gently sloped terrain.

Surrounding Territory:	Surrounding land use is residential, commercial, and vacant land.
Landowner(s):	There are multiple owners of record.
Registered Voters:	659 registered voters as of September 12, 2013
Purpose/Background:	Los Angeles County Waterworks District No. 40, Antelope Valley, ("the District") to provide water service to 384 existing single-family homes and the existing Antelope Valley Fairgrounds.
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Within SOI:	Yes
Waiver of Notice/Hearing/Protest:	No
CEQA Clearance:	The proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a) because it consists of an annexation with existing structures developed to the density allowed by current zoning. The Categorical Exemption was adopted by the Los Angeles County Waterworks District No. 40, Antelope Valley, as lead agency, on February 26, 2013.
Additional Information:	None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 1,390 residents as of January 31, 2013. The population density is 5.80 persons per acre.

The estimated future population is 1,390 residents (no anticipated change).

The affected territory is 239.85+/- acres. The existing land uses are residential and commercial.

The assessed valuation is \$82,967,210 as of October 2012. The per capita assessed valuation is \$59,688. On September 10, 2013, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a property tax transfer resolution.

The topography of the affected territory is generally flat with gently sloped terrain.

There are no natural boundaries. There are no drainage basins on or near the affected territory.

Parcel 1 thru Parcel 3 is surrounded by populated areas on all sides. Parcel 4 is surrounded by commercial and vacant land. The affected territory is likely to experience no growth in the next ten years. The adjacent areas are likely to experience no growth in the next ten years.

b. Governmental Services and Controls:

The affected territory includes 384 existing single-family homes and the existing Antelope Valley Fairgrounds which requires organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of government services and controls is adequate. The probable effect of the proposed action is for Los Angeles County Waterworks District No. 40, Antelope Valley, to provide water service to 384 existing single-family homes and the existing Antelope Valley Fairgrounds at in-district rates. The alternative course of action is for residents to pay higher out-of-district rates and remain outside the District boundary.

c. Proposed Action and Alternative Actions:

The 384 existing single-family homes and existing fairgrounds will not impact the surrounding areas. There is no effect of the proposed action on mutual social and economic interests. As a special district annexation, the proposal has no impact on the local governmental structure of the County.

d. *Conformity with Commission Policies on Urban Development and Open Space Conversion Policies:*

There are no conformance issues because the Commission has not adopted any policies relative to providing planned, orderly, efficient patterns of urban development.

There is no prime agricultural land within or adjacent to the affected territory. The proposal conforms with the objectives in Government Code Sections 56377(a) and 56377(b).

e. *Agricultural Lands:*

There are no effects on agricultural lands as there are no agricultural lands within the affected territory.

f. *Boundaries:*

The boundaries of the affected territory have been clearly defined by the applicant, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

The boundaries conform to lines of assessment or ownership, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

As a special district annexation, the proposal has no impact on existing city-county boundaries, nor does it create islands or corridors of unincorporated territory.

g. *Consistency with Plans:*

The proposal has no significant impact upon, and is therefore consistent with, the Regional Transportation Plan.

The proposal is consistent with the existing City of Lancaster General Plan designation of UR (Urban Residential) for the 384 single-family homes and Specific Plan – Fox Field Industrial Corridor for the existing Antelope Valley Fairgrounds.

The Antelope Valley Fairgrounds is consistent with the existing City of Lancaster, Fox Field Industrial Corridor Specific Plan designation of Commercial.

Pre-zoning is not a requirement for a special district proposal.

h. *Sphere of Influence:*

The affected territory is within the Sphere of Influence of the Los Angeles County Waterworks District No. 40, Antelope Valley.

i. *Comments from Public Agencies:*

Staff did not receive any significant comments from public agencies.

j. Ability to Provide Services:

The affected territory is already being serviced by the Los Angeles County Waterworks District No. 40, Antelope Valley.

k. Timely Availability of Water Supplies:

There are no known issues regarding water supply or delivery.

l. Regional Housing:

As a special district annexation, the proposal will not affect any city, nor the county, in achieving their respective fair shares of the regional housing needs as determined by the Southern California Association of Governments (SCAG).

m. Comments from Landowners, Voters, or Residents:

Staff did not receive any significant comments from landowners, voters, or residents.

n. Land Use Designations

The proposal is consistent with the existing City of Lancaster General Plan designation of UR (Urban Residential) and Specific Plan – Fox Field Industrial Corridor.

The proposal is consistent with the existing City of Lancaster zoning designation of R-7000 (single-family residential with a minimum lot size of 7,000 square feet) and Specific Plan – Fox Field Industrial Corridor.

o. Environmental Justice:

The proposal will have no adverse effect with respect to the fair treatment of people of all races and incomes, or the location of public facilities or services.

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The proposal is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15319(a) because it consists of an annexation with existing structures developed to the density allowed by current zoning.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the Los Angeles County Waterworks District No. 40, Antelope Valley.

Recommended Action:

1. Open the public hearing and receive written protests;

2. Close the protest hearing;
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of written protests filed and not withdrawn and report back to the Commission with the results; and
4. Based upon the results of the protest hearing, either adopt a resolution terminating the annexation proceedings if a majority protest exists pursuant to Government Code Section 57078, or ordering Annexation No. 2012-09 to Los Angeles County Waterworks District No. 40, Antelope Valley, directly or ordering the annexation subject to confirmation by the registered voters of the affected territory.

**RESOLUTION NO. 2013-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS ORDERING
"ANNEXATION NO. 2012-09 TO LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40,
ANTELOPE VALLEY"**

WHEREAS, the Los Angeles County Waterworks District No. 40, Antelope Valley, (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (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 annexation of territory herein described to the District, all within the City of Lancaster; and

WHEREAS, the proposed annexation consists of approximately 239.85± acres of inhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2012-09 to Los Angeles County Waterworks District No. 40, Antelope Valley"; 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 the proposed annexation is for the District to provide water service to 384 existing single-family homes and the Antelope Valley Fairgrounds; and

WHEREAS, on October 9, 2013, the Commission approved Annexation No. 2012-09 to Los Angeles County Waterworks District No. 40, Antelope Valley; and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for November 13, 2013 at 9:00 a.m., at the Los Angeles County Board of

Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, the Executive Officer has given notice of the protest hearing pursuant to Government Code Sections 56150-56160, 56660-56661, 57025, and 57026, wherein the protest hearing notice was published in a newspaper of general circulation in the County of Los Angeles on October 23, 2013, which is at least 21 days prior to the protest hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; 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 property owners is 386, and the number of registered voters is 659, and the total assessed value of land within the affected territory is \$82,967,210.
2. a) The Commission finds that the number of property owners who filed written protests in opposition to Annexation No. 2012-19 to Los Angeles County Waterworks District No.

40, Antelope Valley, and not withdrawn is ____, which, even if valid, represents less than 25 percent of the number of owners of land who own at least 25 percent of the assessed value of land within the affected territory; and

b) The Commission finds that the number of registered voters who filed written protests in opposition to Annexation No. 2012-19 to Los Angeles County Waterworks District No. 40, Antelope Valley, and not withdrawn is ____, which, even if valid, represents less than 25 percent of the number of registered voters residing within boundaries of the affected territory.

3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 239.85± acres, is inhabited, and is assigned the following short form designation:

"Annexation No. 2012-09 to Los Angeles County Waterworks
District No. 40, Antelope Valley"

5. Annexation No. 2012-09 to Los Angeles County Waterworks District No. 40, Antelope Valley, is hereby approved, subject to the following terms and conditions:
 - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or

annul the approval of LAFCO concerning this proposal

or any action relating to or arising out of such approval.

- b. The effective date of the annexation shall be the date of recordation.
 - c. Payment of Registrar- Recorder/County Clerk and State Board of Equalization fees.
 - d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
 - e. The regular County assessment roll shall be utilized by the District.
 - f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
 - g. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
 - h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
6. The Commission hereby orders the inhabited territory described in Exhibits "A" and "B" annexed to District.
7. The Executive Officer is directed to transmit a copy of this resolution to 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 13th day of November 2013.

MOTION:

SECOND:

AYES:

NOES:

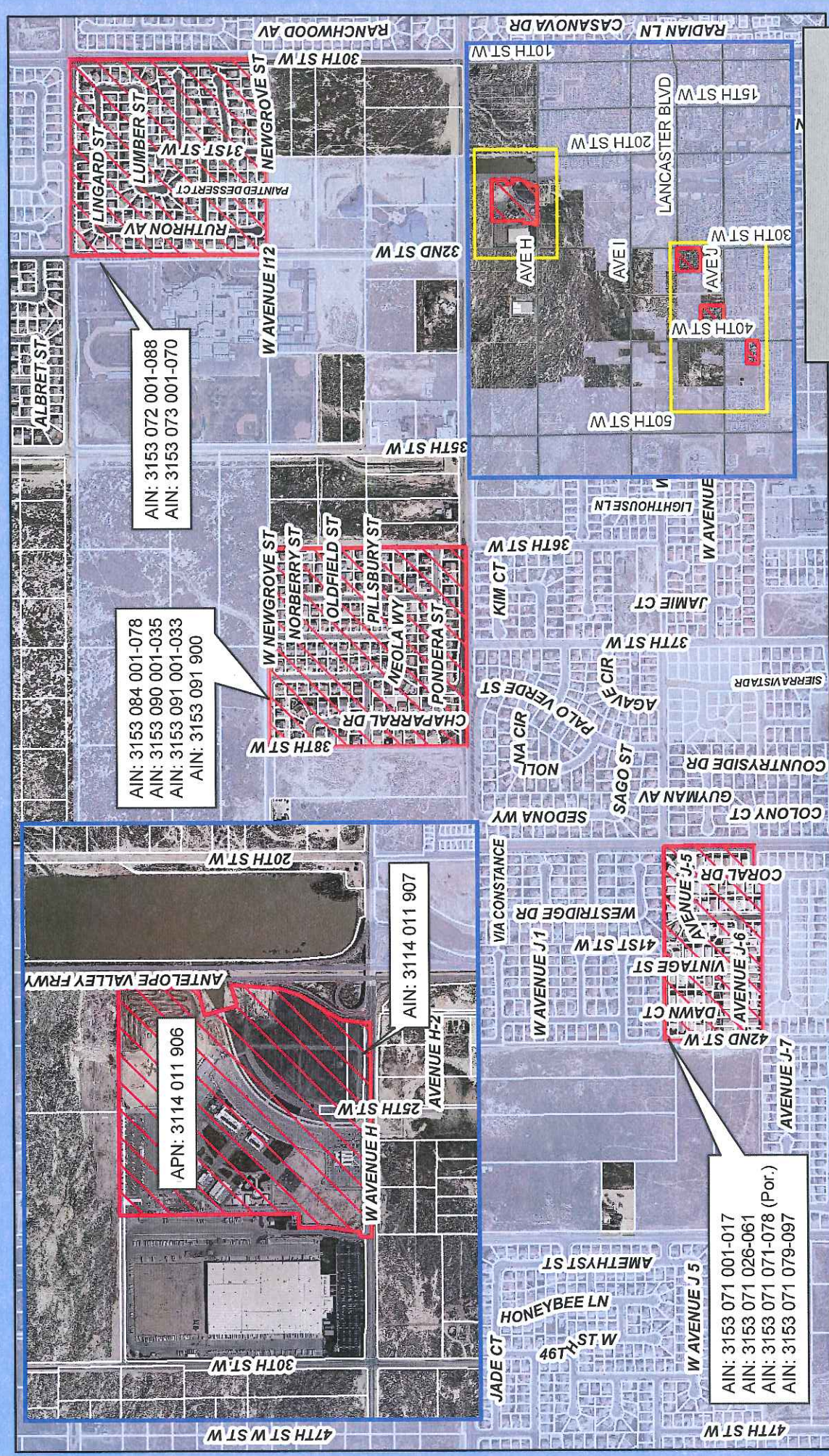
ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**

**Paul A. Novak, AICP
Executive Officer**



AIN: 3153 072 001-088
AIN: 3153 073 001-070

AIN: 3153 084 001-078
AIN: 3153 090 001-035
AIN: 3153 091 001-033
AIN: 3153 091 900

AIN: 3114 011 907

APN: 3114 011 906

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AIN: 3153 071 026-061
AIN: 3153 071 071-078 (Por.)
AIN: 3153 071 079-097

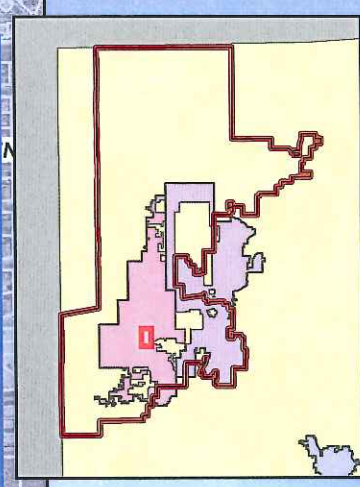
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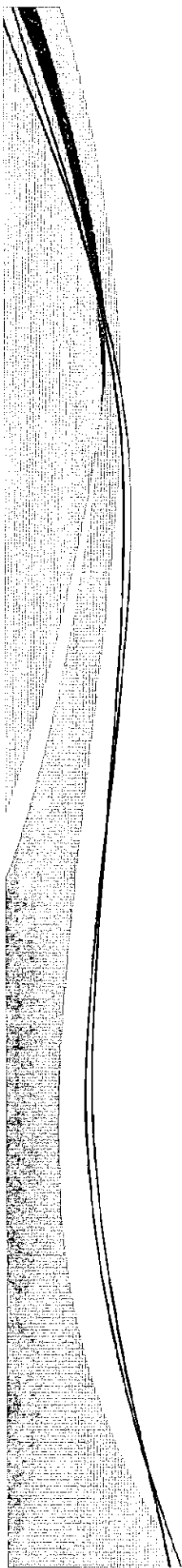
- Los Angeles County Waterworks
- District 40, Antelope Valley
- City of Lancaster
- City of Palmdale
- Co. Waterworks District
- Annexations
- Sphere of Influence, CWWWD 40

Annexation 2012-09 (40-144/4-206) Los Angeles County Waterworks District 40, Antelope Valley



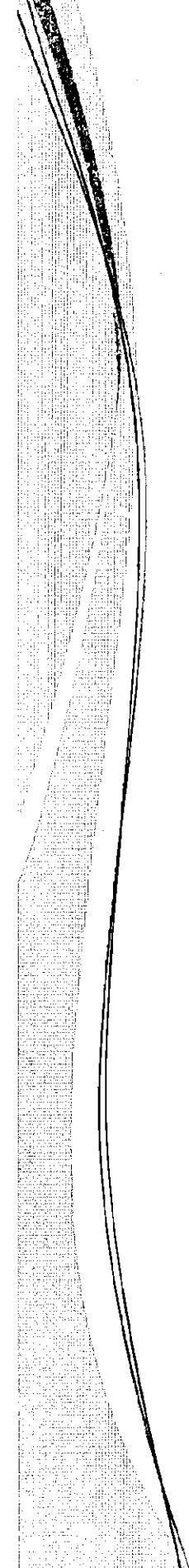
LAFCO
Local Agency for the County of Los Angeles





Disadvantaged Unincorporated Communities (DUCs)

Presentation to the Commission
November 11, 2013



SB 244:

- Sponsored by State Senator Lois Wolk (Martinez)
- Approved by the Legislature in 2011
- Took effect on January 1, 2012
- Creates a new term in State law (“Disadvantaged Unincorporated Communities” or “DUCs”)
- Imposes new requirements on LAFCOs as it relates to Municipal Service Reviews (MSRs), Sphere of Influence (SOI) Updates, and certain annexations to Cities

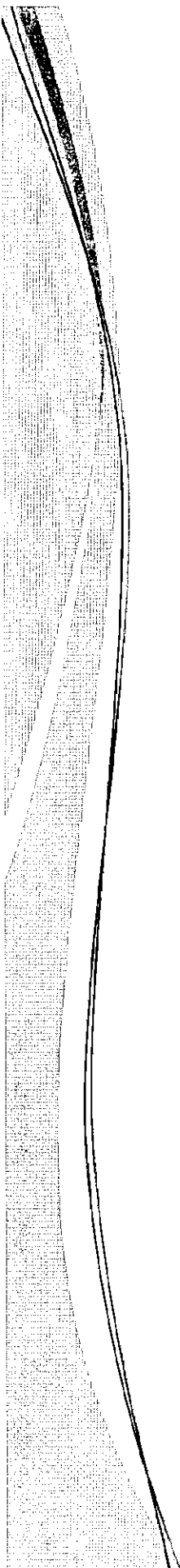


Legislative Intent

The people of the State of California do enact as follows:

SECTION 1. (a) The Legislature finds and declares all of the following:

- (1) Hundreds of disadvantaged unincorporated communities, commonly referred to as "colonias," exist in California. There are more than 200 of these communities in the San Joaquin Valley alone. Many of these communities are geographically isolated islands, surrounded by the city limits of large and medium-sized cities.
- (2) Conditions within these disadvantaged unincorporated communities evidence a distinct lack of public and private investment that threatens the health and safety of the residents of these communities and fosters economic, social, and educational inequality. Many of these communities lack basic infrastructure, including, but not limited to, streets, sidewalks, storm drainage, clean drinking water, and adequate sewer service. . . .
- (b) It is the intent of the Legislature to encourage investment in these communities and address the complex legal, financial, and political barriers that contribute to regional inequity and infrastructure deficits within disadvantaged unincorporated communities.



What is a DUC?

- Cortese-Knox-Hertzberg defines a DUC as “inhabited territory . . . that constitutes all or a portion of a ‘disadvantaged community’ as defined by Section 79505.5 of the Water Code.”
- Water Code defines a “disadvantaged community as “a community with an annual median household income that is less than 80 percent of the statewide annual median household income.”

(Government Code Sections 56035.5 and Water Code Section 79505.5)



The Commission must consider how its decision impacts DUCs:

- Municipal Service Reviews (MSRs)
- Sphere of Influence Updates
- Some annexations (Change of Organization or Reorganization) to cities


(Government Code Sections 56425(e)(5), 56430(a)(3), and 5656375(a)(8)



Municipal Service Reviews:

“Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.”
[Emphasis added]

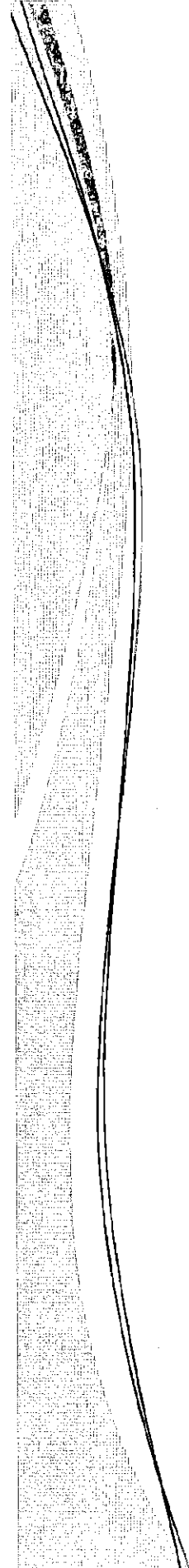
(Government Code Section 56430(a)(3))



SOI Updates:

“For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs . . . on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.” [Emphasis added]

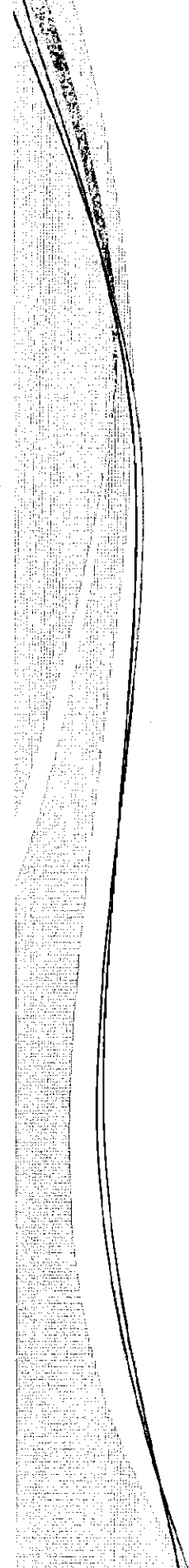
(Government Code Section 564325(e)(5))



Annexations to Cities:

“a commission shall not approve an annexation to a city of any territory greater than 10 acres, or as determined by commission policy, where there exists a disadvantaged unincorporated community that is contiguous to the area of proposed annexation, unless an application to annex the disadvantaged unincorporated community to the subject city has been filed with the executive officer.” [Emphasis added]

(Government Code Section 56375 (a)(8)(A))



Annexations to Cities -- Exceptions:

“A prior application for annexation of the same disadvantaged community has been made in the preceding five years.”

“The commission finds, based upon written evidence, that a majority of the registered voters within the affected territory are opposed to annexation.”

(Government Code Section 56375 (a)(8)(B))



Implementation (Completed):

- Mapping
- Website
- Review of DUCs issues for all pending city annexation proposals

LAFCO

Local Agency for Federal Coordination



Language and Search

Select Language | 1

Disadvantaged Unincorporated Communities (DUCs)

State law, SB 44 (1985), relative to Disadvantaged Unincorporated Communities (DUCs), took effect on January 1, 2012.

A DUC is defined as an area of "isolated territory" in which the annual median household income is less than 80 percent of the statewide median household income. Pursuant to State law, an area with 12 or more registered voters is considered to be "isolated territory."

A Section of SB 44 (now codified as Government Code Section 55070.5) requires proposals to LAFCO for any project that will impact the DUC. The location of the new or existing project on the proposed DUC is indicated by a red line. If a DUC is located to the area of the proposed project, LAFCO is prohibited from approving such an action unless an application to annex the DUC has also been filed.

A section of SB 244 now codified as Government Code Section 55050.5(b) impacts any proposed to update, amend, or change a license of influence (SUI) involving streets, municipal and industrial water, or electrical production. For those proposals, LAFCO is required to conduct a study for those areas by DUCs within the agency's jurisdiction.

LAFCO maintains maps of all DUCs in Los Angeles County in the "Disadvantaged Unincorporated Communities" section of LA LAFCO website (see link, below). If your proposal includes an annexation to a city, or an SUI Update that involves streets, municipal and industrial water, or electrical production, you should consult these maps prior to filing an application with LAFCO.

Under and contains these other requirements due to the passage of SB 244, primarily related to planning for DUCs within each jurisdiction's General Plan. These provisions of SB 244 do not directly impact LAFCO.

DUCs Regional Maps:

East San Gabriel Valley

Glendale

High Desert

Los Angeles

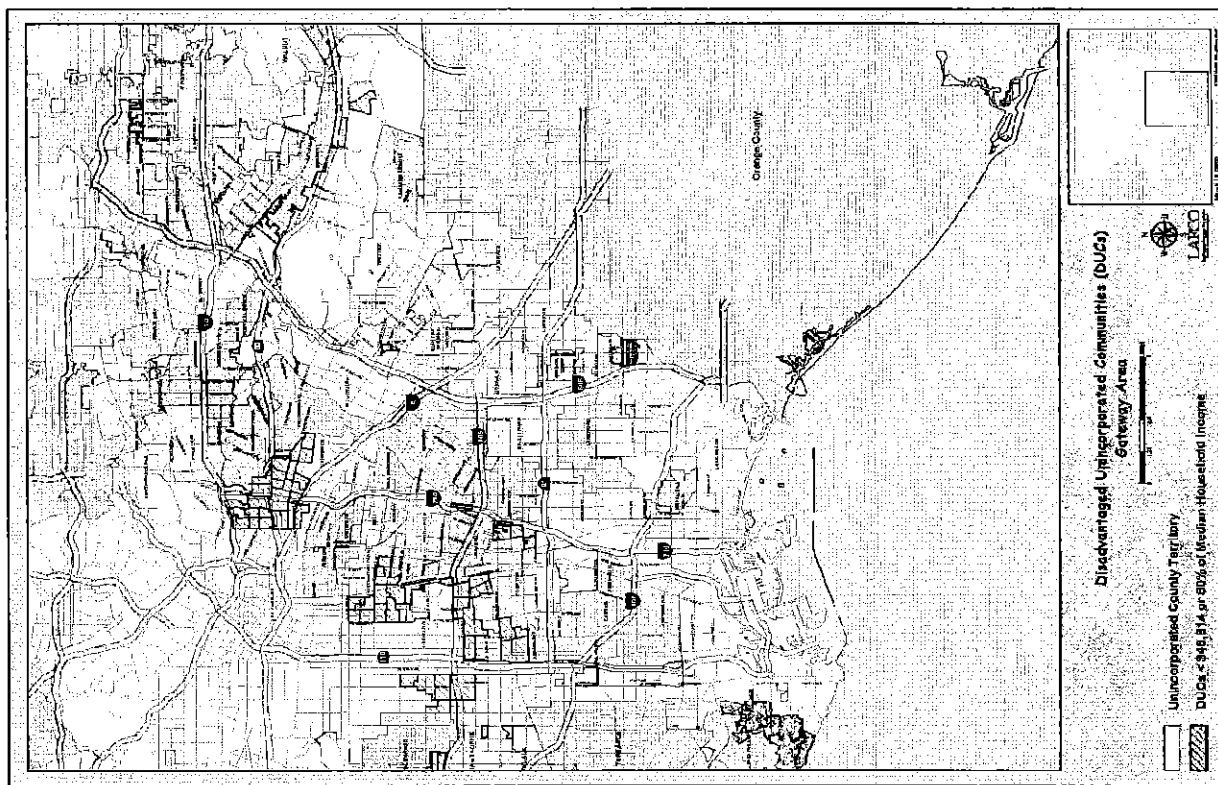
Los Angeles South

San Bernardino

South Bay

West San Gabriel Valley

- Government Code Section 55070.5(a)(1)
- Government Code Section 55070.5(a)(2)
- SB 244





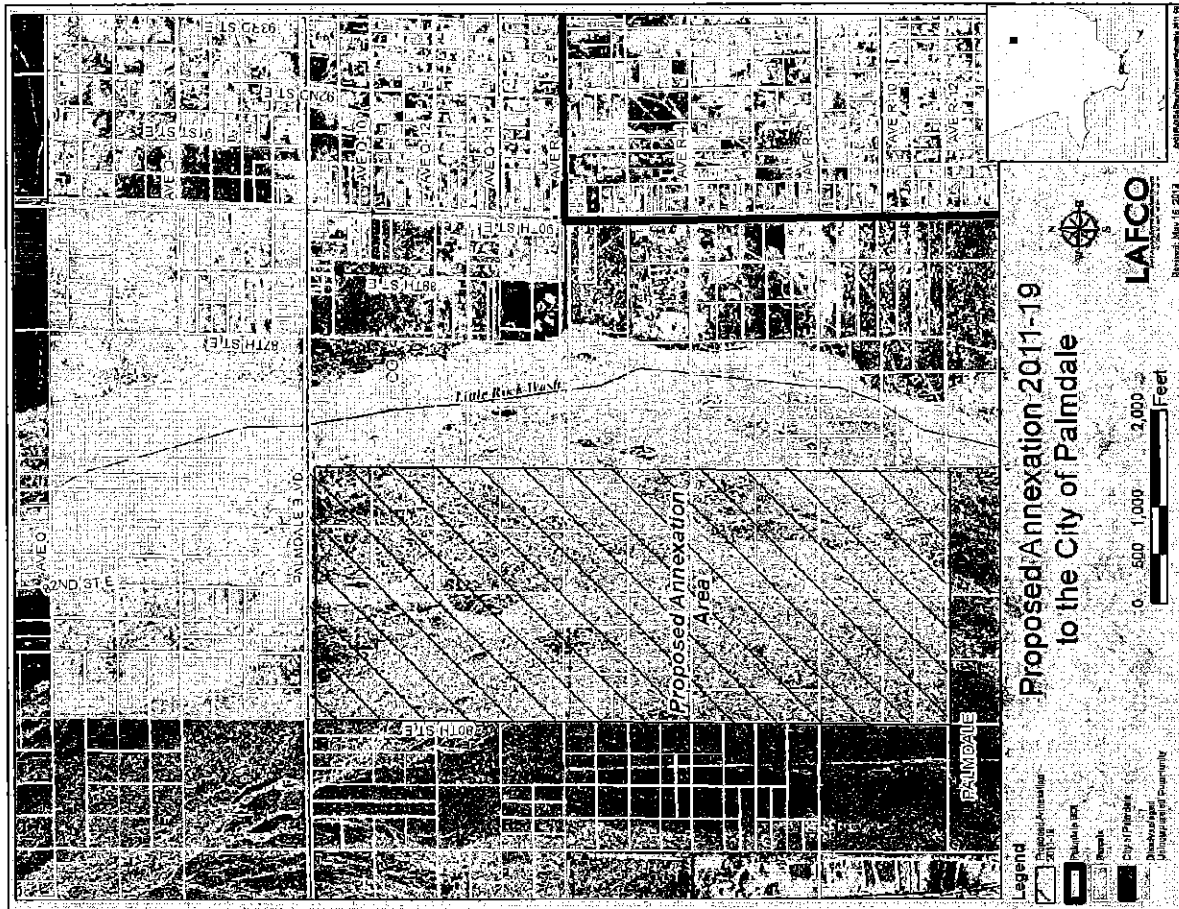
Implementation (On-Going):

- Address DUCs impacts for all SOI Updates and address in staff reports and Commission resolutions
- Address DUCs issues for all MSRs in staff reports, draft MSRs, and Commission resolutions
- Review of DUCs issues for all new city annexation proposals



Implementation (Proposed):

- Outreach to Cities re DUCs
- Recommend policies to the Commission
- Monitor implementation by other LAFCOs
- Periodic re-mapping of DUCs



Questions ?

TOPOGRAPHIC SURVEY

50 CENTRAL COURT - PASADENA, CA 91105

APN: 5719-021-038

DATE OF SURVEY: JUNE, 2013

existing lot line
proposed lot line

NORTHEAST CORNER OF LOT 49, IN BAKER'S SUBDIVISION
OF THE SOUTH HALF OF LOT 17, IN THE SAN GABRIEL TRACT, AS
ASSIGN, RAMON SAN PASCUAL, M.R. 10/81, AS SHOWN ON THE NO.
5985, M.S. 1846/22

EASTERN LINE OF LOT 48, IN BAKER'S SUBDIVISION
OF THE SOUTH HALF OF LOT 17, IN THE SAN GABRIEL TRACT, AS
ASSIGN, RAMON SAN PASCUAL, M.R. 10/81, AS SHOWN ON THE NO.
5985, M.S. 1846/22

CONCRETE BUILDING
Multi-family Housing / Apartments

CENTRAL COURT

SINGLE FLOOR
CONC. BLOCK BUILDING
Office Space

FOR LOT 40
BAKER'S SUBDIVISION
M.R. 10 / 80

SINGLE FLOOR
CONC. BLOCK/STUCCO
BUILDING

Pasadena Endoscopy Center

SINGLE FLOOR
CONC. BLOCK BUILDING
Flight Academy Gym

18 VALLEY STREET
2713-021-018

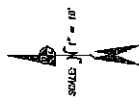


THIS PLAN WAS PREPARED UNDER THE SUPERVISION
OF THE MECHANICAL ENGINEER AND LAND SURVEYOR
ROBERT A. BASKIN, LICENSE NO. 50172, STATE OF CALIFORNIA
DATE: 6/14/13

BRUCE
PROFESSIONAL CIVIL ENGINEERING & LAND SURVEYING
1827 E. ORANGE GROVE
PASADENA, CA 91104
(626) 791-3980 office/home

BAKER'S SUBDIVISION
M.R. 10 / 80

50 Central Court Lot Line Adjustment Project
prepared by: Bruce Engineering & Land Surveying
2008 San Gabriel Way, Pasadena, CA 91105 (626) 791-3980
Project Number: 13-000000-000000



LOT 40

LOT 49

LOT 47

LOT 48

LOT 48