

**LOCAL AGENCY FORMATION COMMISSION  
MEETING AGENDA**

Wednesday, October 14, 2009  
9:00 a.m.

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

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A person with a disability may contact the LAFCO office at (818) 254-2454 at least 72 hours before the scheduled meeting to request receipt of an agenda in an alternative format or to request disability-related accommodations, including auxiliary aids or services, in order to participate in the public meeting. Later requests will be accommodated to the extent feasible.

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](http://www.lalafco.org).

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- 1. CALL MEETING TO ORDER.**
- 2. PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN GLADBACH.**
- 3. PUBLIC HEARINGS**
  - a. City of Rancho Palos Verdes – Reorganization No. 2009-02.
  - b. Antelope Valley Mosquito and Vector Control District – Annexation No. 2008-10.
  - c. Los Angeles County Waterworks District No. 40 – Annexation No. 2006-47.
- 4. PROTEST HEARINGS**
  - a. Los Angeles County Sanitation District No. 14 – Annexation No. 373.
  - b. Los Angeles County Sanitation District No. 15 – Annexation No. 290.
  - c. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 1022.
  - d. City of Diamond Bar – Annexation No. 2007-20 (Crestline Drive).

5. **CONSENT ITEMS**

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

- a. Los Angeles County Sanitation District No. 14 – Annexation No. 396.
- b. Los Angeles County Sanitation District No. 20 – Annexation No. 90.
- c. Los Angeles County Sanitation District No. 20 – Annexation No. 92.
- d. Los Angeles County Sanitation District No. 22 – Annexation No. 394 (**Continued from the September 9, 2009 Meeting**).
- e. Los Angeles County Sanitation District No. 22 – Annexation No. 397.
- f. Los Angeles County Sanitation District No. 22 – Annexation No. 398.
- g. Los Angeles County Waterworks District No. 40 – Annexation No. 2006-18.
- h. Approve Minutes of September 9, 2009.
- i. Operating Account and Check Register of the month of September 2009.
- j. Receive and file update on pending applications.

6. **OTHER ITEMS**

- a. Incorporation Report:
  - 1) East Los Angeles.  
Report and Recommendation on Incorporation Funding.
  - 2) Rowland Heights.
- b. 2009 CALAFCO Distinguished Service Award Support for Nomination of Bob Braitman.

7. **PUBLIC COMMENT**

This is the opportunity for members of the public to address the Commission on items that are not on the posted agenda, provided that the subject matter is within the jurisdiction of the Commission. Speakers are reminded of the three-minute time limitation.

8. **FUTURE MEETINGS**

November 11, 2009 (**Meeting cancelled due to Veteran's Day Holiday**)

November 18, 2009 (**Special Meeting for November**)

December 9, 2009

January 13, 2009

February 10, 2009

9. **FUTURE AGENDA ITEMS**

Items not on the posted agenda which, if requested, will be referred to staff or placed on a future agenda for discussion and action by the Commission, or matters requiring immediate action because of an emergency situation or where the need to take immediate action came to the attention of the Commission subsequent to the posting of the agenda.

10. **ADJOURNMENT MOTION**

## Staff Report

October 14, 2009

### Agenda Item No. 3a

#### City of Rancho Palos Verdes Reorganization No. 2009-02

Agenda Item No. 3a is a proposal requesting reorganization of approximately 440 square feet (0.010 acre) of uninhabited territory between the Cities of Rolling Hills Estates and Rancho Palos Verdes. The applicant of record is the City of Rancho Palos Verdes.

**Related Jurisdictional Changes:** Jurisdictional boundary changes include detachment of the subject territory from the City of Rolling Hills Estates and annexation of the same said territory to the City of Rancho Palos Verdes. The proposal also includes amendment of the sphere of influence boundaries of both cities.

**Background:** The subject territory is a portion of a legal lot that is primarily within the City of Rancho Palos Verdes' jurisdiction. The proposal area is part of a former 1.25-acre Verizon facility. The City of Rancho Palos Verdes has approved development of a 28-unit condominium project on the site.

**Purpose of Request:** Rancho Palos Verdes' request is to correct an error in the boundary between the two cities that cuts off part of a legal lot and a portion of the entire development site. Approval would allow development of the project under a single governmental jurisdiction.

**Location:** The general location of the subject territory is 28220 Highridge Road, Rolling Hills Estates.

#### Factors of Consideration Pursuant to Government Code Section 56668:

1. **Population:** The current population of the subject territory is 0. Upon completion of the development project, the estimated population will be 78.
2. **Registered Voters/Landowners:** As of March 27, 2009, the County Registrar-Recorder-County Clerk certified that there were no registered voters residing within the subject territory.
3. **Topography, Natural Boundaries and Drainage Basins:** The site is a gently sloping lot. There are no natural features within the proposal area.
4. **Zoning, Present and Future Land Use:** The site is currently improved with an abandoned 818 square foot Verizon facility and is proposed to be developed with a 28-unit condominium project. The current zoning designation is I (Institutional).
5. **Surrounding Land Use:** Land uses to the northeast, northwest, and southwest are multiple-family residential. To the southeast is a church.

6. ***Pre-zoning and Conformance with the General Plan:*** The City of Rancho Palos Verdes adopted a rezoning ordinance for the subject territory (Ordinance No. 483U) on February 17, 2009, designating the subject territory as RM-22 (Residential Multi-family, 22 dwelling units per acre).
7. ***General Plan Consistency:*** The proposed zoning is consistent with the City of Rancho Palos Verdes General Plan.
8. ***Assessed Value, Tax Transfer:*** There is no assessed land value available. All agencies have adopted a tax transfer resolution.
9. ***Governmental Services and Control, Availability and Adequacy:***
  - a. **Fire and Emergency Services:** There will be no change in service. Fire and emergency medical response services are provided to both cities by the Los Angeles County Fire Department. Services provided are adequate.
  - b. **Flood Control:** Flood control services will continue to be provided by the County Flood Control District; however, in some cases the City of Rancho Palos Verdes provides flood control. Services provided will be adequate.
  - c. **Library:** There will be no change in service. Library service is provided to both cities by the Palos Verdes Library District. Services provided are adequate.
  - d. **Park & Recreational Services:** No significant change in service is anticipated given the size of the subject territory. Upon approval of annexation and development, the City of Rancho Palos Verdes will provide park and recreational services to future residents. The developer will be required to pay park fees as a condition of approval of the final tract map.
  - e. **Police:** There will be no change in service. Law Enforcement is provided to both cities by the Los Angeles County Sheriff's Department.
  - f. **Solid Waste Services:** Upon annexation, solid waste disposal services will be provided by the City of Rancho Palos Verdes through contract with Waste Management, a private hauler. Services provided will be adequate.
  - g. **Street Lighting and Road Maintenance:** Upon approval, street lighting services will be provided by the City of Rancho Palos Verdes. Services provided will be adequate.

There will be no change in road maintenance service, since the subject site is served by a roadway currently maintained by the City of Rancho Palos Verdes. Services provided are adequate.
  - h. **Water:** There will be no change in service. The California Water Service Company provides water to all four cities on the Palos Verdes Peninsula.

- i. **Wastewater Service:** The subject territory is within the jurisdiction of the Los Angeles County Sanitation District No. 5 service area. The area will be detached from the District and annexed to the South Bay Cities Sanitation District , which provides wastewater service to the area.
- 10. *Effects on Agricultural and Open-Space Lands:*** The proposal will not impact agricultural or open-space lands.
- 11. *Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and will correspond to lines of assessment and ownership upon annexation of the subject territory. The proposal does not create any new islands of unincorporated county territory.
- 12. *Effects of the Proposal on Adjacent Areas and the County:*** The impact of the proposal to adjacent areas will be less than significant given that it is a small area. The alternative governmental option would be to deny annexation of the subject territory, which would remain in the City of Rolling Hills. If the Commission were to deny the proposal, the development project would need to be approved by two governmental jurisdictions.
- 13. *Conformity with Policies on Planned and Orderly Growth:*** The proposed annexation provides for planned, orderly, and efficient patterns of urban development, and is not reasonably expected to induce, facilitate or lead to the conversion of existing open-space lands to uses other than open-space uses. The subject territory is within an established community that is built-out. Other than in-fill development projects, such as that proposed on the subject territory, annexation will not contribute to significant growth.
- 14. *Sphere of Influence:*** The subject territory is currently within the City of Rolling Hills Estates' sphere of influence. Upon amendment, the proposal will reflect the territory to be in the City of Rancho Palos Verdes' sphere of influence.
- 15. *Timely Availability of Water Supplies:*** Water is already provided to the site and there is adequate water available to service the proposed development.
- 16. *Regional Housing Needs:*** The City of Rancho Palos Verdes' RHNA allocation is 37 affordable units and 23 market-rate units. The approved project will provide 2 affordable units and 26 market-rate units.
- 17. *Environmental Justice:*** There are no issues regarding environmental justice.
- 18. *Comments from Affected Agencies:*** There were no concerns from affected agencies.
- 19. *Correspondence:*** Staff has received no correspondence regarding this reorganization proposal.

**CEQA:** As Lead Agency, the City of Rancho Palos Verdes adopted a Mitigated Negative Declaration for the project and filed a Notice of Determination with the Registrar Recorder/County Clerk on November 6, 2008.

**Protest Proceedings:** All of the owners of land and all subject agencies have consented to the waiver of protest proceedings, pursuant to Government Code Section 56663(c), and therefore, the Commission may waive protest proceedings in their entirety.

**Conclusion:**

Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the City of Rancho Palos Verdes boundary.

**Recommended Action:**

- 1) Open the public hearing and receive testimony on the proposed reorganization.
- 2) There being no further testimony, close the public hearing.
- 3) Adopt the Resolution making determinations approving and ordering City of Rancho Palos Verdes Reorganization No. 2009-02 and amending the Spheres of Influence of each city.

**RESOLUTION NO. 2009-\_\_ RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"CITY OF RANCHO PALOS VERDES REORGANIZATION NO. 2009-02" AND**  
**AMENDING THE SPHERES OF INFLUENCE OF THE**  
**CITIES OF ROLLING HILLS ESTATES AND RANCHO PALOS VERDES**

WHEREAS, the City of Rancho Palos Verdes (the "City") adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission"), pursuant to, Part 3, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for reorganization of territory herein described as the detachment of territory from the City Rolling Hills Estates, and annexation of said territory to the City of Rancho Palos Verdes; and

WHEREAS, the proposed reorganization consists of 0.010 acres of uninhabited territory and is assigned the following distinctive short form designation: "City of Rancho Palos Verdes Reorganization No. 2000-02;" and

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

WHEREAS, the principal reason for this reorganization is to correct an error in boundaries between the two cities and to allow the City of Rancho Palos Verdes single-governmental jurisdiction over the proposed development of a 28-unit condominium project; and

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

WHEREAS, on October 14, 2009, 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, acting in its role as a responsible agency with respect to Reorganization No. 2009-02 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 Mitigated Negative Declaration adopted by the City of Rancho Palos Verdes as lead agency, and has determined that the document adequately addresses the environmental impacts of the project. The Commission also 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.
2. The Commission hereby amends the spheres of influence of the Cities of Rancho Palos Verdes and Rolling Hills Estates, to remove the territory described in Exhibits A and B from the sphere of influence of the City of Rolling Hills Estates and to add the same territory to the City of Rancho Palos Verdes' sphere of influence and make the following determinations in accordance with Government Code Section 56425:
  - a. Present and planned land uses in the area:  
The subject territory is a portion of a legal parcel that includes an abandoned public utility facility. The City of Rancho Palos Verdes has approved future construction of a 28-unit condominium in-fill project. No future change in land use is anticipated because the area is built-out.
  - b. Present and probable need for public facilities and services:  
Upon construction of the proposed condominium project, additional services will need to be provided. The City of Rancho Palos Verdes maintains the services that are provided and those services are adequate.
  - c. The present capacity of public facilities:  
The current service needs are minimal. Upon reorganization and development of the proposed project, there will be an increased demand in services to the proposed area. Rancho Palos Verdes has the ability to provide the increased services.

- d. The existence of any social or economic communities of interest:  
The subject territory is within the City of Rancho Palos Verdes' social and economic communities of interest.
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 0.010 acre, is uninhabited, and is assigned the following short form designation:

“City of Rancho Palos Verdes Reorganization No. 2009-02”
5. City of Rancho Palos Verdes Reorganization No. 2009-02 is hereby approved, subject to the following terms and conditions:
  - a. Detachment of the territory described in Exhibits A and B from the City of Rolling Hills Estates.
  - b. Annexation of the territory described in Exhibits A and B to the City of Rancho Palos Verdes.
  - c. The territory so reorganized shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City of Rancho Palos Verdes.
  - d. The regular County assessment roll shall be utilized by the City of Rancho Palos Verdes.
  - e. The territory will not be taxed for existing bonded indebtedness of the City of Rancho Palos Verdes.
6. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
  - i. The territory to be reorganized is uninhabited;
  - ii. All owners of land within the affected territory have given their written consent to the reorganization; and

- iii. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.

7. The Commission hereby orders City of Rancho Palos Verdes Reorganization No. 2009-02, subject to the terms and conditions set forth in paragraph 5, above.
8. The Executive Officer is directed to transmit a certified copy of this resolution to the City of Rancho Palos Verdes, upon the City'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 14<sup>th</sup> day of October 2009.

Ayes:

Noes:

Absent:

Abstain:

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

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**SANDOR L. WINGER, Executive Officer**