

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

Wednesday, January 8, 2014
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. Approve Minutes of November 13, 2013.
- b. Operating Account Check Register for the month of November 2013.
- c. Receive and file update on pending applications.

7. PUBLIC HEARING(S)

- a. Annexation No. 713 to Los Angeles County Sanitation District No. 21.

8. PROTEST HEARING(S)

- a. Annexation No. 56 to Los Angeles County Sanitation District No. 2.
- b. Annexation No. 411 to Los Angeles County Sanitation District No. 14.
- c. Annexation No. 703 to Los Angeles County Sanitation District No. 21.
- d. Annexation No. 414 to Los Angeles County Sanitation District No. 22
- e. Annexation No. 2012-11 to Los Angeles County Waterworks District No. 40, Antelope Valley.

9. OTHER ITEMS

- a. 2016 CALAFCO Staff Workshop
- b. Fiscal Year 2012-2013 Independent Auditor's Report

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**

February 12, 2014

March 12, 2014

April 9, 2014

May 14, 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**



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

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Pasadena, CA 91101
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www.lalafco.org

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

November 13, 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
Bob Cartwright, Legal Counsel

Absent:

Paul Krekorian, Alternate

1 CALL MEETING TO ORDER

The meeting was called to order at 9:00 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).

4 SWEARING-IN OF SPEAKER(S)

The Executive Officer swore in one member of the audience who planned to testify.

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

6 CONSENT ITEM(S) - OTHER

The Commission took the following actions under Consent Items:

- a. Adopted the Resolution Making Determinations Approving and Ordering Annexation No. 398 to Los Angeles County Sanitation District No. 14, Resolution No. 2013-57RMD.
- b. Adopted the Resolution Making Determinations Approving and Ordering Annexation No. 292 to Los Angeles County Sanitation District No. 15, Resolution No. 2013-58RMD.
- c. Adopted the Resolution Making Determinations Approving and Ordering Annexation No. 378 to Los Angeles County Sanitation District No. 22, Resolution No. 2013-59RMD.
- d. Adopted the Resolution Making Determinations Approving and Ordering Annexation No. 416 to Los Angeles County Sanitation District No. 22, Resolution No. 2013-60RMD.
- e. Approved Minutes of October 9, 2013.
- f. Approved Operating Account Check Register for the month of October 2013.
- g. Received and filed update on pending applications.

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

7 PUBLIC HEARING(S)

The following continued public hearing from the October 9, 2013 meeting was called up:

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

The E.O. asked the Commission to delay this item to provide additional time for representatives of the City of Compton to arrive at the meeting. Chair Gladbach agreed to postpone the continued public hearing on this item until Compton representatives arrived. (See Pages 8 thru 11 for minutes on consideration of this item).

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- b. Annexation No. 56 to Los Angeles County Sanitation District No. 2.

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. 56 to Los Angeles County Sanitation District No. 2 and Amendment to Los Angeles County Sanitation District No. 2 Sphere of Influence, Resolution No. 2013-62RMD.
- Pursuant to Government Code Section 57002, set January 8, 2014 at 9:00 a.m. as the date and time for Commission protest proceedings.

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

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- c. Annexation No. 411 to Los Angeles County Sanitation District No. 14.

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. 411 to Los Angeles County Sanitation District No. 14, Resolution No. 2013-63RMD.
- Pursuant to Government Code Section 57002, set January 8, 2014 at 9:00 a.m. as the date and time for Commission protest proceedings.

MOTION: FINLAY
SECOND: PELLISSIER
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 9:09 a.m.]

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- d. Annexation No. 703 to Los Angeles County Sanitation District No. 21.

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. 703 to Los Angeles County Sanitation District No. 21, Resolution No. 2013-64RMD.
- Pursuant to Government Code Section 57002, set January 8, 2014 at 9:00 a.m. as the date and time for Commission protest proceedings.

MOTION: FINLAY
SECOND: LaBONGE
AYES: CLOSE, DEAR, FINLAY, LaBONGE, MOLINA, PELLISSIER,
SPENCE, YAROSLAVSKY, GLADBACH
NOES: NONE

ABSTAIN: NONE
ABSENT: NONE
MOTION PASSES: 9/0/0

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- e. Annexation No. 414 to Los Angeles County Sanitation District No. 22.

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. 414 to Los Angeles County Sanitation District No. 22, Resolution No. 2013-65RMD.
- Pursuant to Government Code Section 57002, set January 8, 2014 at 9:00 a.m. as the date and time for Commission protest proceedings.

MOTION: PELLISSIER
SECOND: FINLAY
AYES: CLOSE, DEAR, FINLAY, LaBONGE, MOLINA, PELLISSIER,
SPENCE, YAROSLAVSKY, GLADBACH
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE
MOTION PASSES: 9/0/0

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- f. Annexation No. 2012-11 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. No. 2012-11 to Los Angeles County Waterworks District No. 40, Antelope Valley; Resolution No. 2013-66RMD.

- Pursuant to Government Code Section 57002, set January 8, 2014 at 9:00 a.m. as the date and time for Commission protest proceedings.

MOTION: FINLAY
SECOND: SPENCE
AYES: CLOSE, DEAR, FINLAY, LaBONGE, MOLINA, PELLISSIER,
SPENCE, YAROSLAVSKY, GLADBACH
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE
MOTION PASSES: 9/0/0

8 PROTEST HEARING(S)

The following items were called up for consideration:

- 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.

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. 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; Resolution No. 2013-19PR.
- Ordered Annexation No. 2012-09 to Los Angeles County Waterworks District No. 40, Antelope Valley; Resolution No. 2013-20PR.

MOTION: SPENCE
SECOND: DEAR
AYES: CLOSE, DEAR, FINLAY, LaBONGE, MOLINA, PELLISSIER,
SPENCE, YAROSLAVSKY, GLADBACH
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE
MOTION PASSES: 9/0/0

9 OTHER ITEMS

- a. Report on Disadvantaged Unincorporated Communities (DUCs).

The E.O. presented a slide show to the Commission which illustrated and identified regions where DUCs exist within Los Angeles County. For additional information, please refer to a copy of the slide show presentation in the November 13th Agenda Package.

9 OTHER ITEMS

- b. Presentation of Service Pins.

Chair Gladbach presented a 30-year service pin to Commissioner Pellissier, who was appointed in 1980.

10 COMMISSIONER'S REPORT

Chair Gladbach stated he attended the CALAFCO Board of Directors meeting on November 8th. He reported three actions occurred at the meeting: one, CALAFCO extended the contract for Executive Director, Pamela Miller, from November 16, 2013 to December 31, 2015; two, CALFCO is "on-target" with their Budget; and third, Paul A. Novak was re-appointed as staff member to the Legislative Committee.

11 EXECUTIVE OFFICER'S REPORT

The E.O. informed Commissioners that a brief notice was received from White Nelson Diehl Evans, LLP, auditors for LAFCO, stating the accounting firm will conduct the 2012-2013 Audit. This notice was included in the Agenda Package.

The E.O. informed the Commission about a flyer for a symposium on December 9th in Sacramento which will honor the 50th Anniversary of LAFCOs. The E.O. thanked Commissioner Close, who was instrumental in obtaining former State Assemblyman, Robert Hertzberg, who will be the Keynote Speaker at the symposium lunch. Also speaking at the symposium are Peter Detwiler, former chief consultant to the Senate Governance and Finance Committee (formerly known as the Local Government Committee); Thomas Willoughby, former Legislative Committee Consultant; and Michael Coleman, principal fiscal policy advisor for both the California Society of Municipal Finance Officers and the League of California Cities. The E.O. stated that the flyer was included in the Agenda Package, and if Commissioners would like to attend the symposium to contact staff to register for the event.

The E.O. reminded the Commission that the December 11, 2013 meeting is canceled.

On behalf of staff, the E.O. wished all of the Commissioners a happy holiday season and a happy, healthy, safe New Year.

12 PUBLIC COMMENT

(None).

13 FUTURE MEETINGS

~~December 11, 2013 (Meeting Canceled)~~

January 8, 2014

February 12, 2014

March 12, 2014

14 FUTURE AGENDA ITEMS

(None).

7 PUBLIC HEARING(S)

The following continued public hearing from October 9, 2013 was called up:

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

The E.O. stated several things had occurred since last month's meeting. First, the City of Long Beach submitted a letter withdrawing its application to annex the eastern portion of Rancho Dominguez; second, the City of Compton's City Manager and Planning and Economic Development Director submitted a written "Annexation Program for the City of Compton" (Annexation Program); and third, the East Rancho Dominguez Neighborhood Association, which represents the residents and business-owners in the unincorporated islands on the east side of Compton, Areas 2, 3, 4, and 5 (all areas are known as East Rancho Dominguez), submitted a letter concerning the proposed City of Compton SOI Update and opposing the annexation of its area into Compton. Copies of all of these documents were included in the Agenda Package.

The E.O. noted that the combination of the afore-mentioned factors presented changed facts and has provided staff with a wealth of new information to consider in formulating the staff recommendation. Given this additional input, staff recommended that the Commission re-adopt the existing SOI for the City of Compton (City). The E.O. stated that Compton has provided sufficient information to justify leaving Area 7 (Rancho Dominguez) within the City's SOI boundary at this time.

The City of Compton Draft MSR (Draft MSR) reflects the additional information which only recently came to staff's attention. The E.O. stated a "clean" version and a "striketrough/underline" version of the Draft MSR highlighted changes in this November report was included in the Agenda Package. Map Exhibit "B" is a revised map showing the proposed SOI boundary as recommended by staff. The E.O. noted that the updated resolution now reflects the words "...re-adopting the current SOI for the City of Compton" in subsection 8 of the staff recommendation.

The E.O. noted that there was a typo on staff recommendation number 4. The recommendation incorrectly referenced the September 20th Draft MSR, when in fact, it should reflect the November 13th Draft MSR.

The continued public hearing was reopened to receive testimony.

The E.O. reread Agenda Item No. 3, Disclosure of Campaign Contributions (None).

The E.O. swore in five members of the audience who planned to testify.

Harold Duffey, Compton City Manager, stated that City staff provided LAFCO with an Annexation Program which he believed accomplished two things: one, the Annexation Program absorbs the unincorporated territories near the City in a fiscally responsible manner; and two, the strategy prioritizes the annexations of selected areas outside the current municipal boundaries to facilitate the annexations of "County Islands" both in the eastern and western portions of Compton. Mr. Duffey stated the strategy for the City is to insure that Compton has a contiguous boundary. Mr. Duffey also stated that the City is very serious and motivated in moving forward with the Annexation Program.

Aja Brown, City of Compton Mayor, stated she anticipates that the City will have the opportunity to annex Area 7 to help facilitate the expenditures associated with Areas 2, 3, 4, and 5.

Robert Delgadillo, Interim Planning and Economic Development Director for the City of Compton, asked if Commissioners had any questions regarding the Annexation Program submitted to LAFCO. Commissioners did not have questions concerning the Annexation Program.

Commissioner LaBonge asked where most of the city annexation activity has occurred in the County. The E.O. responded that most annexation activity has occurred primarily in the City of Santa Clarita.

Commissioner LaBonge asked if the City of Long Beach has an opinion regarding the Rancho Dominguez area. The E.O. responded that the City of Long Beach has withdrawn their application to annex the eastern portion of Rancho Dominguez. The application submitted was to annex essentially 40% of the Rancho Dominguez, an area east of the Alameda Corridor. Negotiations with the City of Long Beach and the County failed because the County requested that the City of Long Beach include all of Rancho Dominguez and not a portion of the territory. Commissioner LaBonge asked the E.O. what his recommendation is. The E.O. stated that his recommendation is to re-adopt the existing SOI for the City of Compton which would retain Area 7 within their SOI boundary, as requested by the City of Compton.

Commissioner Spence asked how residents were surveyed. Mayor Brown stated she personally spoke with residents within Areas 2, 3, and residents of a mobile home park located in Area 7. She stated that these people are interested in being annexed to the City of Compton, if the level of service would be maintained at the same service level currently being provided by the County.

Supervisor Yaroslavsky asked would a vote be required from the residents in Area 7 to be annexed

into the City of Compton. The E.O. stated that Area 7 is inhabited territory with more than 12 registered voters, and would therefore be subject the protest proceedings of the registered voters and landowners. The registered voters and landowners at the protest hearing could ultimately terminate the annexation if it meets or exceeds protest thresholds.

Sinetta T. Farley, President of the East Rancho Dominguez Neighborhood Association, spoke in opposition to Areas 2, 3, 4, and 5 remaining within the City of Compton's SOI boundary. Ms. Farley requested that the unincorporated community of East Rancho Dominguez be removed from the current City of Compton SOI boundary, as they have their own identity and do not want to be annexed to the City of Compton.

Robert Gwynn, a resident of Rancho Dominguez and Chair of the annexation committee for Area 7 to the City of Carson, stated he is opposed to Area 7 being included within the City of Compton's SOI boundary. Mr. Gwynn stated that an application was submitted to LAFCO in 2011 for the Rancho Dominguez area to be annexed into the City of Carson. He said he would like to see it be approved by LAFCO.

Jim Dear, City of Carson Mayor, stated that he has spoken frequently with residents of Area 7, who associate themselves with the City of Carson. Mayor Dear stated that a lot of work and energy is expended when trying to annex territory into a city. Mayor Dear referred to Exhibit "B" regarding the Joint SOI of Area 7. Mayor Dear stated that this area is within the SOI boundary of three cities: Carson, Compton, and Long Beach. He would like to remedy the situation by annexing all of Area 7 into the City of Carson. Mayor Dear asked the Commission to consider excluding Area 7 from the City of Compton's SOI boundary.

Commissioner Close asked Mayor Dear if he had comments regarding the validity of the Annexation Program. Mayor Dear suggested that the City of Compton could annex the industrial zoned portions of Area 1 to offset the fiscal constraints associated with Areas 2, 3, 4, and 5, and accomplish the same goal.

Commissioner Close commented that if the City of Compton submits an application to annex Area 7, there will be competing applications between the Cities of Compton and Carson. Commissioner Close asked what is the method or process when there are competing applications. The E.O. stated there are several provisions of law. In the absence of any action by the Commission, the application that was filed first takes precedent. Also, an application cannot be scheduled before the Commission until the application is complete. Carson's application is not complete, pending approval of the negotiated property tax transfer resolution. If the negotiated property tax transfer resolution was approved within the next several months or so, the application would be complete and the annexation would be set for a public hearing and presented to the Commission. At that point, the City of Compton application, unless it was complete, would not be before the Commission. The E.O. stated there are no current pending applications from the City of Compton.

Commissioner Dear asked why it takes so long for local agencies and the County to negotiate a property tax transfer resolution and should legislation be changed to expedite negotiations. The E.O. stated that LAFCO does not have authority over the negotiated property tax transfer resolution. The negotiations only involve cities, the County, and/or special districts. The E.O. stated the law

requires those parties to negotiate but does not necessarily require those parties to come to an agreement. The E.O. stated that there have been discussions along those lines and Chair Gladbach added that these issues have been discussed at CALAFCO as well.

Supervisor Yaroslavsky asked if the Commission had the discretion not to approve an annexation if the territory is "cherry-picked", not in the best interest of the public. The E.O. stated that Commission decisions are legislative actions in which an application can be approved or denied.

Chair Gladbach asked the E.O. to clarify the locations of "East Rancho Dominguez" and "Rancho Dominguez". The E.O. referenced map Exhibit "B". Areas 2, 3, 4, and 5 are referred as "East Rancho Dominguez" and the red-hatched territory, labeled Area 7, is referred to as "Rancho Dominguez".

Supervisors Pellissier and Yaroslavsky both stated they would like to see the City of Compton have an opportunity to annex the unincorporated County areas located in the City's SOI boundary, adding, further, that taking Area 7 (Rancho Dominguez) out of the City of Compton's SOI would make it more difficult for Compton to annex the area.

The Commission took the following action:

- Adopted the November 13, 2013 City of Compton Municipal Service Review, as updated.
- Adopted 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.
- Adopted the recommended determinations required for the Update of the Sphere of Influence as contained in both the staff report and MSR pursuant to Government Code Sections 56425.
- Adopted the SOI Update for the City of Compton, pursuant to Government Code Section 56425, as shown on map Exhibit "B", Revised: November 13, 2013.
- Adopted Resolution No. 2013-61RMD as updated adopted the MSR and SOI Update for the City of Compton re-adopted the current SOI for the City of Compton.

MOTION:	LaBONGE
SECOND:	YAROSLAVSKY
AYES:	CLOSE, DEAR, FINLAY, LaBONGE, MOLINA, PELLISSIER, SPENCE, YAROSLAVSKY, GLADBACH
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE
MOTION PASSES:	9/0/0

Minutes

November 13, 2013

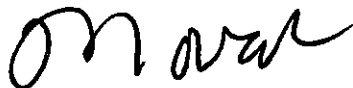
Page 12

[Commissioner LaBonge left at 10:31 a.m.]

15 ADJOURNMENT MOTION

On motion of Commissioner Yaroslavsky, seconded by Commissioner Pellissier, the meeting was adjourned at 10:33 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Novak", written in a cursive style.

Paul A. Novak, AICP
Executive Officer

L: minutes 2013\11-13-13

10:15 AM

12/12/13

Accrual Basis

LAFCO 03 REGISTER REPORT

November 2013

Type	Date	Num	Name	Memo	Amount	Balance
10000 Cash Unrestricted						
10003 Operating Account						
Deposit	11/5/2013			Deposit	11,000.00	11,000.00
Bill Pmt -Check	11/5/2013	6894	Judith Mitchell*	CALAFCO-Squaw Valley	-242.49	10,757.51
Bill Pmt -Check	11/5/2013	6895	LACERA	October 2013-Employer/Employe...	-11,166.71	-409.20
Bill Pmt -Check	11/5/2013	6896	Office Depot*	Acct#32368442	-68.30	-477.50
Bill Pmt -Check	11/5/2013	6897	Ricoh USA, Inc.	Cust#13725307, 07/26/13-10/25/13	-593.51	-1,071.01
Bill Pmt -Check	11/5/2013	6898	Robert Half International	Cust#00490-001923000, C. Grant...	-680.00	-1,751.01
Bill Pmt -Check	11/7/2013	6899	Association of California ...	2014 Associate Support	-1,275.00	-3,026.01
Bill Pmt -Check	11/7/2013	6900	Motor Parks	Cust#025-001	-540.00	-3,566.01
Bill Pmt -Check	11/7/2013	6901	LACERA	Larry J. Calemine, October 2013	-540.39	-4,106.40
Bill Pmt -Check	11/12/2013	6902	Accountemps	Cust#00490-001923000, G. Duch...	-112.28	-4,218.68
Bill Pmt -Check	11/12/2013	6903	CoreLogic	Acct#200-694038-RR657541-2, O...	-73.75	-4,292.43
Bill Pmt -Check	11/12/2013	6904	Motor Parks	Cust#025-001	-85.00	-4,377.43
Check	11/15/2013	DM	Ambar De La Torre	Salary, November 15, 2013	-1,656.08	-6,033.51
Check	11/15/2013	DM	Douglass Dorado	Salary, November 15, 2013	-2,455.75	-8,489.26
Check	11/15/2013	DM	Michael E. Henderson	Salary, November 15, 2013	-1,934.69	-10,423.95
Check	11/15/2013	DM	Patricia Knoebl-Wood	Salary, November 15, 2013	-999.26	-11,423.21
Check	11/15/2013	DM	Paul Novak	Salary, November 15, 2013	-4,317.16	-15,740.37
Check	11/15/2013	DM	Alisha O'Brien	Salary, November 15, 2013	-1,837.70	-17,578.07
Check	11/15/2013	DM	June D. Savala	Salary, November 15, 2013	-3,709.82	-21,287.89
Check	11/15/2013	DM	Federal Tax Deposit	November 15, 2013 payroll	-4,125.79	-25,413.68
Check	11/15/2013	DM	State Income Tax	November 15, 2013	-1,053.13	-26,466.81
Transfer	11/19/2013			Funds Transfer - T4-A	100,000.00	73,533.19
Bill Pmt -Check	11/19/2013	6905	Accountemps		-708.78	72,824.41
Bill Pmt -Check	11/19/2013	6906	ATT	Acct#990566760, 10/10/13-11/09/...	-377.85	72,446.56
Bill Pmt -Check	11/19/2013	6907	Certified Records Manag...	Cust#00271, 11/01/13-11/30/13	-255.63	72,190.93
Bill Pmt -Check	11/19/2013	6908	Edward J. Gladbach	Reimbursement: CALAFCO Board...	-722.70	71,468.23
Bill Pmt -Check	11/19/2013	6909	FedEx*	Acct#1244-7035-8	-33.10	71,435.13
Bill Pmt -Check	11/19/2013	6910	Mail Finance	Lease#N07061692D, 12-Dec-13 t...	-126.42	71,308.71
Bill Pmt -Check	11/19/2013	6911	MetLife*	Certificate#0003242935, 10/13-03...	-793.50	70,515.21
Bill Pmt -Check	11/19/2013	6912	Office Depot*		-258.44	70,256.77
Bill Pmt -Check	11/19/2013	6913	Patricia Knoebl-Wood*	Reimbursement: CALAFCO U...	-393.74	69,863.03
Bill Pmt -Check	11/19/2013	6914	Ricoh Americas Corp	036-0027688-000	-1,566.39	68,296.64
Bill Pmt -Check	11/19/2013	6915	TelePacific Communicati...	Acct#120143, 11/09/13-12/08/13	-542.09	67,754.55
Bill Pmt -Check	11/19/2013	6916	Tropical Interior Plants	Service: October 2013	-100.00	67,654.55
Bill Pmt -Check	11/19/2013	6917	White Nelson Diehl Evans	Audit for FYE 6/30/13: Services: 1...	-3,000.00	64,654.55
Bill Pmt -Check	11/21/2013	6918	80 South Lake LLC	NO000758-1	-6,693.11	57,961.44
Bill Pmt -Check	11/21/2013	6919	County Counsel	Legal Services: October 2013	-6,418.44	51,543.00
Bill Pmt -Check	11/21/2013	6920	LACERA	November 2013- Employer/Emplo...	-11,061.58	40,481.42
Bill Pmt -Check	11/21/2013	6921	Motor Parks	Cust#025-001-December 2013	-595.00	39,886.42
Check	11/22/2013	428290681	ADP	EZ Labor Manager- November 2013	-52.50	39,833.92
Check	11/29/2013	89079446	Lori W. Brogin	Stipend, November 1-30, 2013	-147.82	39,686.10
Check	11/29/2013	89079447	Richard Close	Stipend, November 1-30, 2013	-147.83	39,538.27
Check	11/29/2013	DM	Donald L. Dear	Stipend, November 1-30, 2013	-147.83	39,390.44
Check	11/29/2013	89079448	Margaret E. Finlay	Stipend, November 1-30, 2013	-147.83	39,242.61
Check	11/29/2013	89079449	Edward G. Gladbach	Stipend, November 1-30, 2013	-147.82	39,094.79
Check	11/29/2013	89079450	Donald Knabe	Stipend, November 1-30, 2013	-147.83	38,946.96
Check	11/29/2013	DM	Thomas J LaBonge	Stipend, November 1-30, 2013	-147.83	38,799.13
Check	11/29/2013	DM	Gerard McCallum II	Stipend, November 1-30, 2013	-147.82	38,651.31
Check	11/29/2013	89079451	Judith Mitchell	Stipend, November 1-30, 2013	-147.82	38,503.49
Check	11/29/2013	89079452	Gloria Molina	Stipend, November 1-30, 2013	-147.82	38,355.67
Check	11/29/2013	89079453	Henri F. Pellissier	Stipend, November 1-30, 2013	-147.83	38,207.84
Check	11/29/2013	DM	David Spence	Stipend, November 1-30, 2013	-147.83	38,060.01
Check	11/29/2013	89079454	Zev Yaroslavsky	Stipend, November 1-30, 2013	-147.82	37,912.19
Check	11/29/2013	DM	Ambar De La Torre	Salary, November 30, 2013	-1,656.08	36,256.11
Check	11/29/2013	DM	Douglass Dorado	Salary, November 30, 2013	-2,455.75	33,800.36
Check	11/29/2013	DM	Michael E. Henderson	Salary, November 30, 2013	-1,934.70	31,865.66
Check	11/29/2013	DM	Patricia Knoebl-Wood	Salary, November 30, 2013	-999.26	30,866.40
Check	11/29/2013	DM	Paul Novak	Salary, November 30, 2013	-4,317.15	26,549.25
Check	11/29/2013	DM	Alisha O'Brien	Salary, November 30, 2013	-1,837.70	24,711.55
Check	11/29/2013	DM	June D. Savala	Salary, November 30, 2013	-3,709.82	21,001.73
Check	11/29/2013	DM	Federal Tax Deposit	November 29, 2013 payroll	-4,182.40	16,819.33
Check	11/29/2013	DM	State Income Tax	November 29, 2013 payroll	-1,053.13	15,766.20
Total 10003 Operating Account					15,766.20	15,766.20
Total 10000 Cash Unrestricted					15,766.20	15,766.20
TOTAL					15,766.20	15,766.20

AGENDA ITEM NO. 6c - January 8, 2014

PENDING APPLICATIONS AS OF DECEMBER 19, 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 in 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 speed application.	1/4/2007	Unknown
2	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 tax transfer from 0044440.	11/4/2003	Unknown
3	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
4	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
5	AAO	Annexation No. 2011-17 (2006-50) to Los Angeles County Waterworks District No. 40	Behrooz Haverim/Karnyar 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
6	AAO	Annexation No. 2007-18 to Los Angeles County Waterworks District No. 40	Michael Roach/ LACWD	Annex 130.29 acres of uninhabited 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
7	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
8	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
9	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
10	AAO	Reorganization 2009-16 to County Waterworks District No. 29	M.H.A.B. Trust/ Water works Dist. 29	Detach 56 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

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
11	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. 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.	Pending approval of tax resolution	3/22/2010	Unknown
12	AAO	Reorganization 2010-04 Los Angeles County Waterworks District No. 29	Malitex Partners, LLC		Missing "will serve" letter. Received Tax Resolution 12-29-11. Pete McCawly is working on EIR (3-6 month lead time) 09/25/12.	6/9/2010	Unknown
13	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
14	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
15	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
16	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
17	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)	Protest-January 2014	12/6/2011	Jan-2014
18	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
19	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)	Protest-January 2014	1/3/2012	Jan-2014
20	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)	Protest-January 2014	1/3/2012	Jan-2014
21	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
22	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
23	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
24	AD	Annexation 291 District No. 15	Sanitation Districts	6,782 acres located on Ringgrove Drive and the terminus of Galecrest Avenue, all within unincorporated Los Angeles County. (H)	Pending	3/19/2012	Unknown
25	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

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
26	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
27	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
28	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
29	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
30	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
31	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
32	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
33	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
34	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
35	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
36	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
37	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
38	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
39	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
40	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
41	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
42	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
43	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

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
44	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
45	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
46	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
47	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 bordered by other residential tracts and by vacant land.	Pending approval of tax resolution	1/31/2013	Unknown
48	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
49	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
50	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
51	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
52	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
53	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
54	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
55	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
56	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
57	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
58	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

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
59	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
60	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
61	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1065	Sanitation Districts	5.539 acres located at the northwest corner of Magic Mountain Parkway and Bouquet Canyon Road, all within the City of Santa Clarita.	Pending	11/5/2013	Unknown
62	AD	Annexation 293 to District No. 15	Sanitation Districts	0.650 acres located on Highland Oaks Drive approximately 500 feet southeast of its intersection with Highland vista Drive, all within the City of Arcadia.	Pending	11/5/2013	Unknown
63	AD	Annexation 739 to District No. 21	Sanitation Districts	27.050 acres located west of the extended Wheeler Avenue between Arrow Highway and Puddingstone Drive, all within the City of La Verne.	Pending	11/5/2013	Unknown

Staff Report

January 8, 2014

Agenda Item No. 7.a.

Annexation No. 713 to Los Angeles County Sanitation District No. 21

PROPOSAL SUMMARY:

Size of Affected Territory:	1.291± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 21
Resolution or Petition:	December 19, 2011
Application Filed with LAFCO:	November 10, 2011
Location:	The affected territory is located on Puddingstone Drive approximately 800 feet west of Walnut Avenue.
City/County:	City of San Dimas
Affected Territory:	The affected territory consists of vacant land within a vacant residential area; there is one proposed single-family home being developed. The topography is slightly sloping.
Surrounding Territory:	Surrounding territory is residential.
Landowner(s):	Baltazar J. Suqueiros Trust; LA County Flood Control District
Registered Voters:	0 registered voters as of November 25, 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 proposal is categorically exempt from the provisions of the California Environmental Quality Act (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). The Categorical Exemption was adopted by Los Angeles County Sanitation District No. 21, as lead agency, on December 19, 2011.

Additional Information:

None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 0 residents as of November 10, 2011. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 2 residents.

The affected territory is 1.291+/- acres. The existing land use consists of vacant land within a vacant residential area. The proposed/future land use is one proposed single-family home.

The assessed valuation is \$396,180 as of November 26, 2013. 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 slightly sloping.

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

The nearest populated area is 1800 feet to the west 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 will be developed to include one proposed single-family home which requires organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of governmental services and controls in the area are acceptable. 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 a 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.-Residential Hillside.

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. 21.

i. Comments from Public Agencies:

Staff did not receive any significant comments from public agencies.

j. Ability to Provide Services:

Although 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 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 Specific Plan designation of Specific Plan No. 8.-Residential Hillside.

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.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The proposal is categorically exempt from the provisions of the California Environmental Quality Act (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). The Categorical Exemption was adopted by Los Angeles County Sanitation District No. 21, as lead agency, on December 19, 2011.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the Los Angeles County Sanitation District No. 21.

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. 713 to Los Angeles County Sanitation District No. 21;
4. Pursuant to Government Code Section 57002, set February 12, 2014, at 9:00 a.m., as the date and time for Commission protest proceedings.

**RESOLUTION NO. 2014-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 713 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 1.291± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 713 to the 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 off-site sewage disposal to a 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 January 8, 2014, 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 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) (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 1.291± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 713 to Los Angeles County Sanitation District No. 21".
4. Annexation No. 713 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 Los Angeles County Sanitation District No. 21.
 - e. The regular County assessment roll shall be utilized by the Los Angeles County Sanitation District No. 21.
 - f. The affected territory will be taxed for any existing general indebtedness, if any, of the Los Angeles County Sanitation District No. 21.
 - g. Annexation of the affected territory described in Exhibits "A" and "B" to the Los Angeles County Sanitation District No. 21.
 - 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 February 12, 2014 at 9:00 a.m. and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.

Resolution No. 2014-00RMD

Page 4

PASSED AND ADOPTED this 8th day of January 2014.

MOTION:

SECOND:

AYES:

NOES:

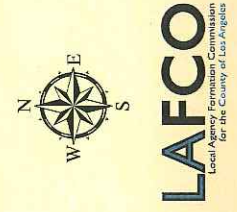
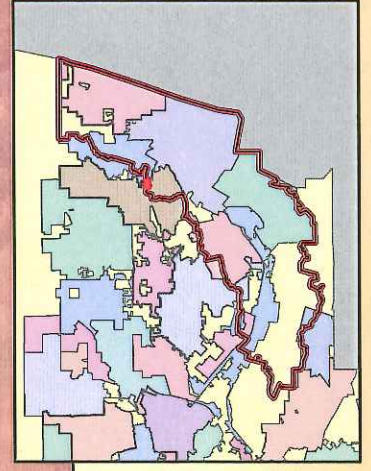
ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0





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

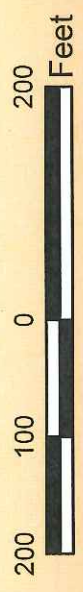
**Paul A. Novak, AICP
Executive Officer**



Annexation No. 713 to County Sanitation District No. 21

Legend

-  Los Angeles County Sanitation District No. 21
-  City of San Dimas
-  CSD Annexation 21-713
-  Sphere of Influence, CSD 21



Staff Report

January 8, 2014

Agenda Item No. 8.a.

Protest Hearing on Annexation No. 56 to Los Angeles County Sanitation District No. 2

On November 13, 2013, your Commission approved a request for the annexation of approximately 1.520 ± acres of inhabited territory into the boundaries of Los Angeles County Sanitation District No. 2. 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:	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: 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) (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 governmental services and controls in the area are acceptable. 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 within the Sphere of Influence of the Los Angeles County Sanitation District No. 2.

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.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the Los Angeles County Sanitation District No. 2.

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).

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. 56 to Los Angeles County Sanitation District No. 2 directly or ordering the annexation subject to confirmation by the registered voters of the affected territory.

**RESOLUTION NO. 2014-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS ORDERING
"ANNEXATION NO. 56 TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 2"**

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 Number 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, on November 13, 2013, the Commission approved Annexation No. 56 to Los Angeles County Sanitation District No. 2; and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for January 8, 2014 at 9:00 a.m., and the Executive Officer has given notice

thereof pursuant to Government Code Sections 57025 and 57026, published on December 6, 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 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 2, and the number of registered voters is 21, and the total assessed value of land within the affected territory is \$384,545.
2. a) The Commission finds that the number of property owners who filed written protests in opposition to Annexation No. 56 to Los Angeles County Sanitation District No. 2 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 Annexation No. 56 to Los Angeles County Sanitation District No. 2 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 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 Los Angeles County Sanitation District No. 2.

- e. The regular County assessment roll shall be utilized by the Los Angeles County Sanitation District No. 2.
 - f. The affected territory will be taxed for any existing general indebtedness, if any, of the Los Angeles County Sanitation District No. 2.
 - g. Annexation of the affected territory described in Exhibits "A" and "B" to the Los Angeles County Sanitation District No. 2.
 - 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 Los Angeles County Sanitation District No. 2.
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 8th day of January 2014.

MOTION:

SECOND:

AYES:

NOES:

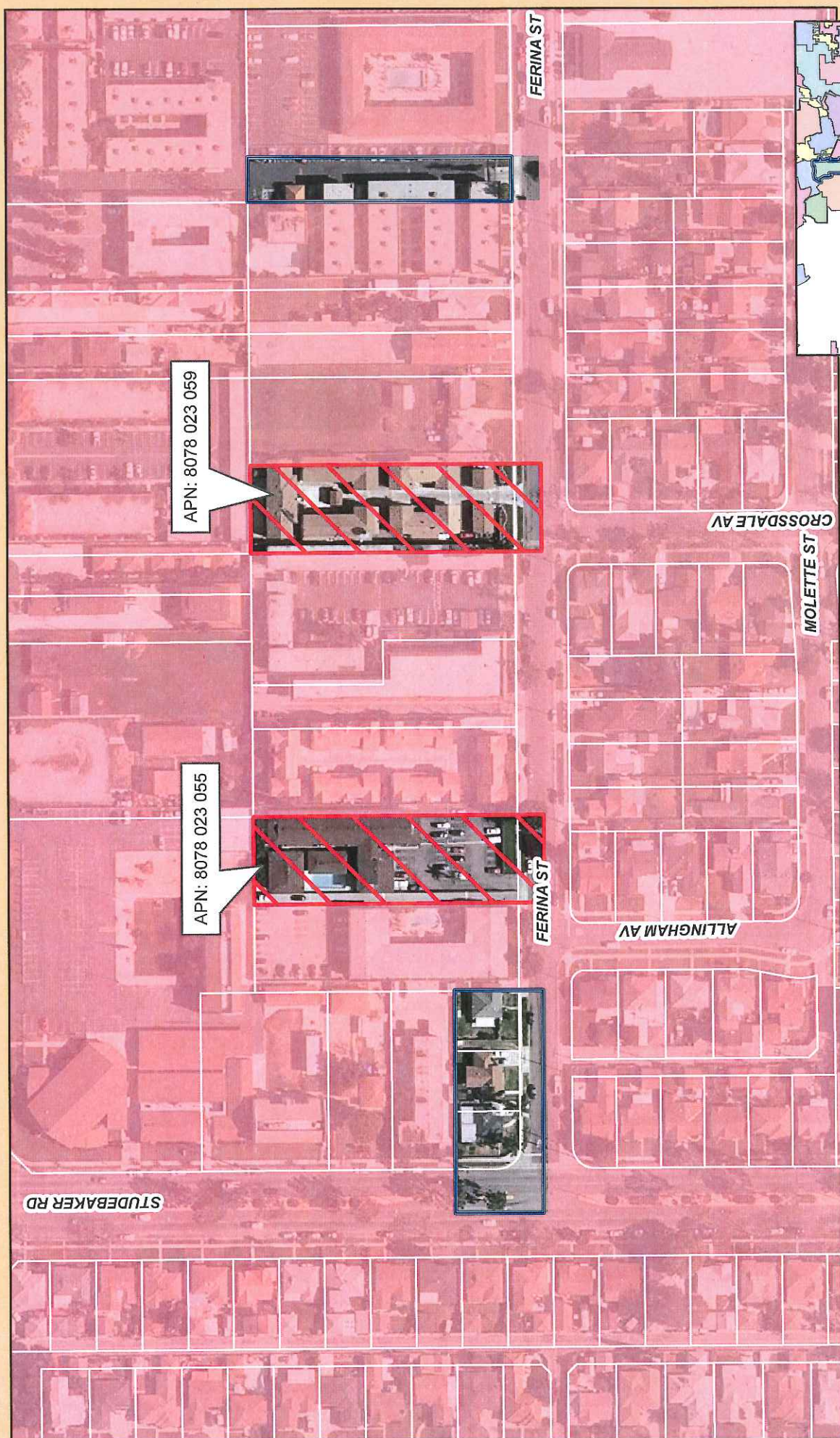
ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

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

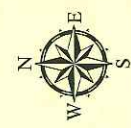
**Paul A. Novak, AICP
Executive Officer**



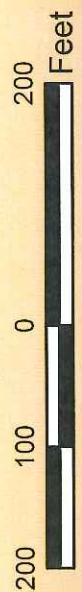
Legend

- 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



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



Staff Report

January 8, 2014

Agenda Item No. 8.b.

Protest Hearing on Annexation No. 411 to Los Angeles County Sanitation District No. 14

On November 13, 2013, your Commission approved a request for the annexation of approximately 27.498 ± acres of uninhabited territory into the boundaries of Los Angeles County Sanitation District No. 14. 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:	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 assessed valuation is \$774,527 as of October 27, 2011. 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 governmental services and controls in the area are acceptable. 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 the 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 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 Dwelling.

The proposal is consistent with the existing City's zoning designation of Single-Family Residential (R-1).

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 the Los Angeles County Sanitation District No. 14.

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.

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. 411 to Los Angeles County Sanitation District No. 14 if written protests have been filed and not withdrawn by owners of land who own less than 50 percent of the total assessed value of land within the affected territory.

**RESOLUTION NO. 2014-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS ORDERING
"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, on November 13, 2013, the Commission approved Annexation No. 411 to Los Angeles County Sanitation District No. 14; and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for January 8, 2014 at 9:00 a.m., and the Executive Officer has given notice thereof pursuant to Government Code Sections 57025 and 57026, published on December 6, 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 proceeding if a majority protest exists or ordering the annexation directly; and the Commission has received a report and recommendations on adoption of a conforming resolution from its Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of property owners is 4, and the total assessed value of land within the affected territory is \$774,527.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 411 to Los Angeles County Sanitation District No. 14 and not withdrawn is ____, which, even if valid, represents owners of land who own less than 50 percent of the assessed value of land within 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 27.498± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 411 to Los Angeles County Sanitation District No. 14"

5. Annexation No. 411 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 Los Angeles County Sanitation District No. 14.
- e. The regular County assessment roll shall be utilized by the Los Angeles County Sanitation District No. 14.
- f. The affected territory will be taxed for any existing general indebtedness, if any, of the Los Angeles County Sanitation District No. 14.
- g. Annexation of the affected territory described in Exhibits "A" and "B" to the Los Angeles County Sanitation District No. 14.

- 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 Los Angeles County Sanitation District No. 14.
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 8th day of January 2014.

MOTION:

SECOND:

AYES:

NOES:

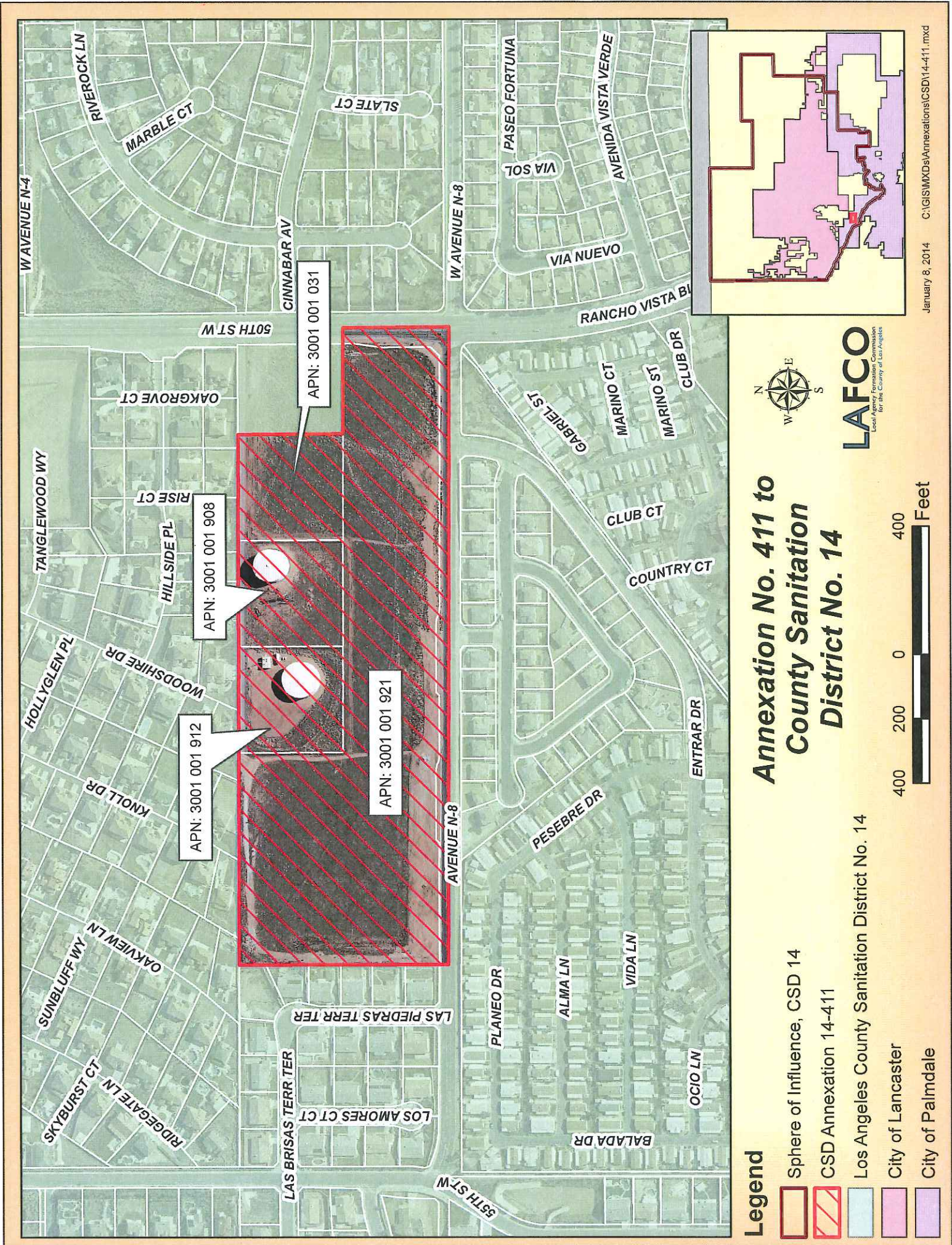
ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

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

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



Staff Report

January 8, 2014

Agenda Item No. 8.c.

Protest Hearing on Annexation No. 703 to Los Angeles County Sanitation District No. 21

On November 13, 2013, your Commission approved a request for the annexation of approximately 3.714 ± acres of uninhabited territory into the boundaries of Los Angeles County Sanitation District No. 21. 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:	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 governmental services and controls in the area are acceptable. 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:*

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 the District.

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).

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. 703 to Los Angeles County Sanitation District No. 21 if written protests have been filed and not withdrawn by owners of land who own less than 50 percent of the total assessed value of land within the affected territory.

**RESOLUTION NO. 2014-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS ORDERING
"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, on November 13, 2013, the Commission approved Annexation No. 703 to Los Angeles County Sanitation District No. 21; and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for January 8, 2014 at 9:00 a.m., and the Executive Officer has given notice

thereof pursuant to Government Code Sections 57025 and 57026, published on December 6, 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 proceeding if a majority protest exists or ordering the annexation directly; and the Commission has received a report and recommendations on adoption of a conforming resolution from its Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of property owners is 3, and the total assessed value of land within the affected territory is \$1,507,236.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 703 to Los Angeles County Sanitation District No. 21 and not withdrawn is ____, which, even if valid, represents owners of land who own less than 50 percent of the assessed value of land within 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 3.714± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 703 to Los Angeles County Sanitation District No. 21"

5. 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 Los Angeles County Sanitation District No. 21.
- e. The regular County assessment roll shall be utilized by the Los Angeles County Sanitation District No. 21.
- f. The affected territory will be taxed for any existing general indebtedness, if any, of the Los Angeles County Sanitation District No. 21.
- g. Annexation of the affected territory described in Exhibits "A" and "B" to the Los Angeles County Sanitation District No. 21.

- 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 Los Angeles County Sanitation District No. 21.
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 8th day of January 2014.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:





MOTION PASSES: 0/0/0

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

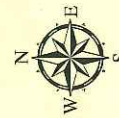
**Paul A. Novak, AICP
Executive Officer**



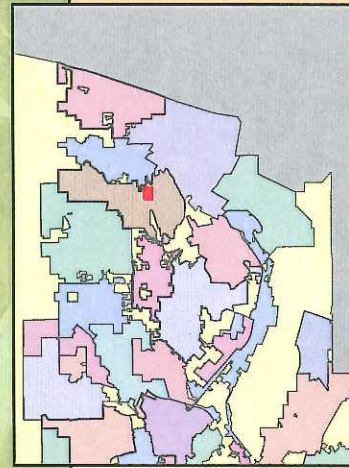
Legend

-  CSD Annexation 21-703
-  City of San Dimas
-  Los Angeles County Sanitation District No. 21
-  Sphere of Influence, CSD 21

Annexation No. 703 to County Sanitation District No. 21



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



Staff Report

January 8, 2014

Agenda Item No. 8.d.

Protest Hearing on Annexation No. 414 to Los Angeles County Sanitation District No. 22

On November 13, 2013, your Commission approved a request for the annexation of approximately 0.570± acres of uninhabited territory into the boundaries of Los Angeles County Sanitation District No. 22. 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:	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. Since the initial filing and request, the property has been sold to a new owner.

Related Jurisdictional Changes: Within SOI:	There are no related jurisdictional changes. 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 protest hearing and receive written protest;
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. 414 to Los Angeles County Sanitation District No. 22 if written protests have been filed and not withdrawn by owners of land who own less than 50 percent of the total assessed value of land within the affected territory.

**RESOLUTION NO. 2014-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS ORDERING
"ANNEXATION NO. 414 TO LOS ANGELES COUNTY SANITATION DISTRICT NO. 22"**

WHEREAS, the Los Angeles County Sanitation District No. 14 (the "District") adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (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 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, on November 13, 2013, the Commission approved Annexation No. 414 to Los Angeles County Sanitation District No. 22; and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for January 8, 2014 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 December 18, 2013, which is a 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 proceeding if a majority protest exists or ordering the annexation directly; and the Commission has received a report and recommendations on adoption of a conforming resolution from its Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of property owners is 2, and the total assessed value of land within the affected territory is \$510,900.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 414 to Los Angeles County Sanitation No. 22 and not withdrawn is ____,

which, even if valid, represents owners of land who own less than 50 percent of the assessed value of land within 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 0.570± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 414 to Los Angeles County Sanitation District No. 22"

5. 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.
- 6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the District.
- 7. The Executive Officer is directed to transmit a certified 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 57000, *et seq.*

PASSED AND ADOPTED this 8th of January 2014.

MOTION:

SECOND:

AYES:

NOES:

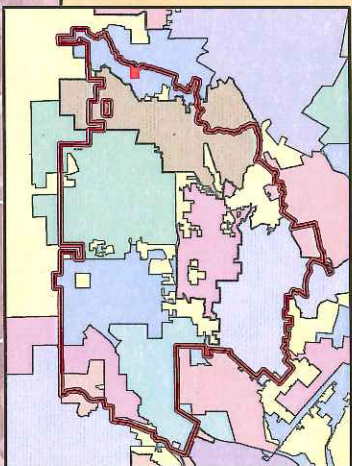
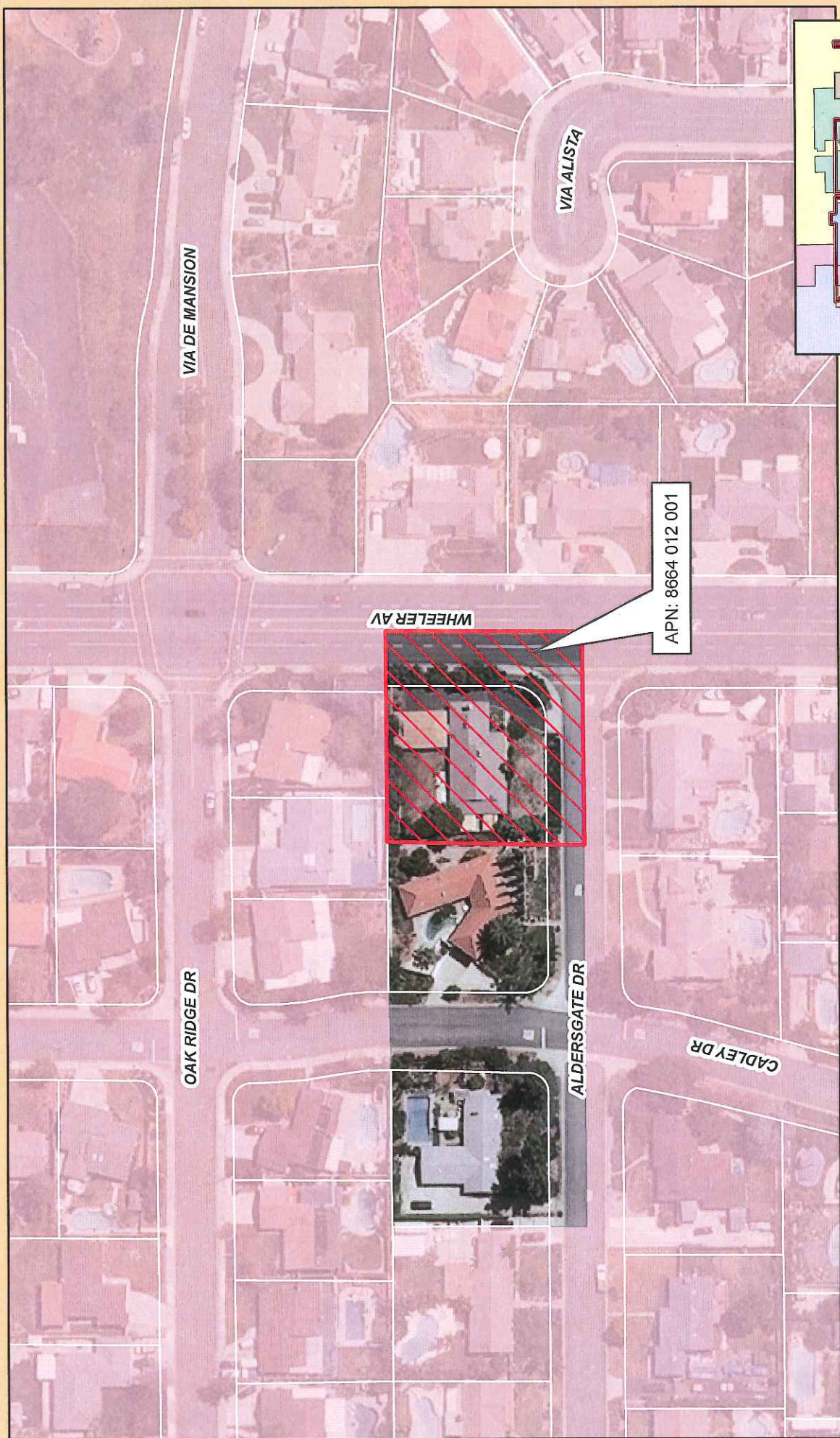
ABSTAIN:

ABSENT:

MOTION PASSES:

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





Paul A. Novak; AICP, Executive Officer

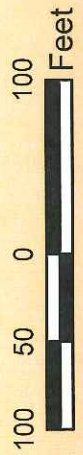


LAFCO
 Local Agency Formation Commission
 for the County of Los Angeles

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



Staff Report

January 8, 2014

Agenda Item No. 8.e.

Protest Hearing on Annexation No. 2012-11 (40-146/4-208) to Los Angeles County Waterworks District No. 40, Antelope Valley

On November 13, 2013, your Commission approved a request for the annexation of approximately 78.68± 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:	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 at lower in-district rates.
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 in the area are acceptable. 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.

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 protest 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. 2012-11 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. 2014-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS ORDERING
"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 at lower in-district rates to 296 existing single-family homes; and

WHEREAS, on November 13, 2013, the Commission approved Annexation No. 2012-11 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 January 8, 2014 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 December 18, 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 297, and the number of registered voters is 490, and the total assessed value of land within the affected territory is \$60,165,575.
2. a) The Commission finds that the number of property owners who filed written protests in opposition to Annexation No. 2012-11 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. 2012-11 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 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"
5. 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.
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 8th day of January 2014.

MOTION:

SECOND:

AYES:

NOES:

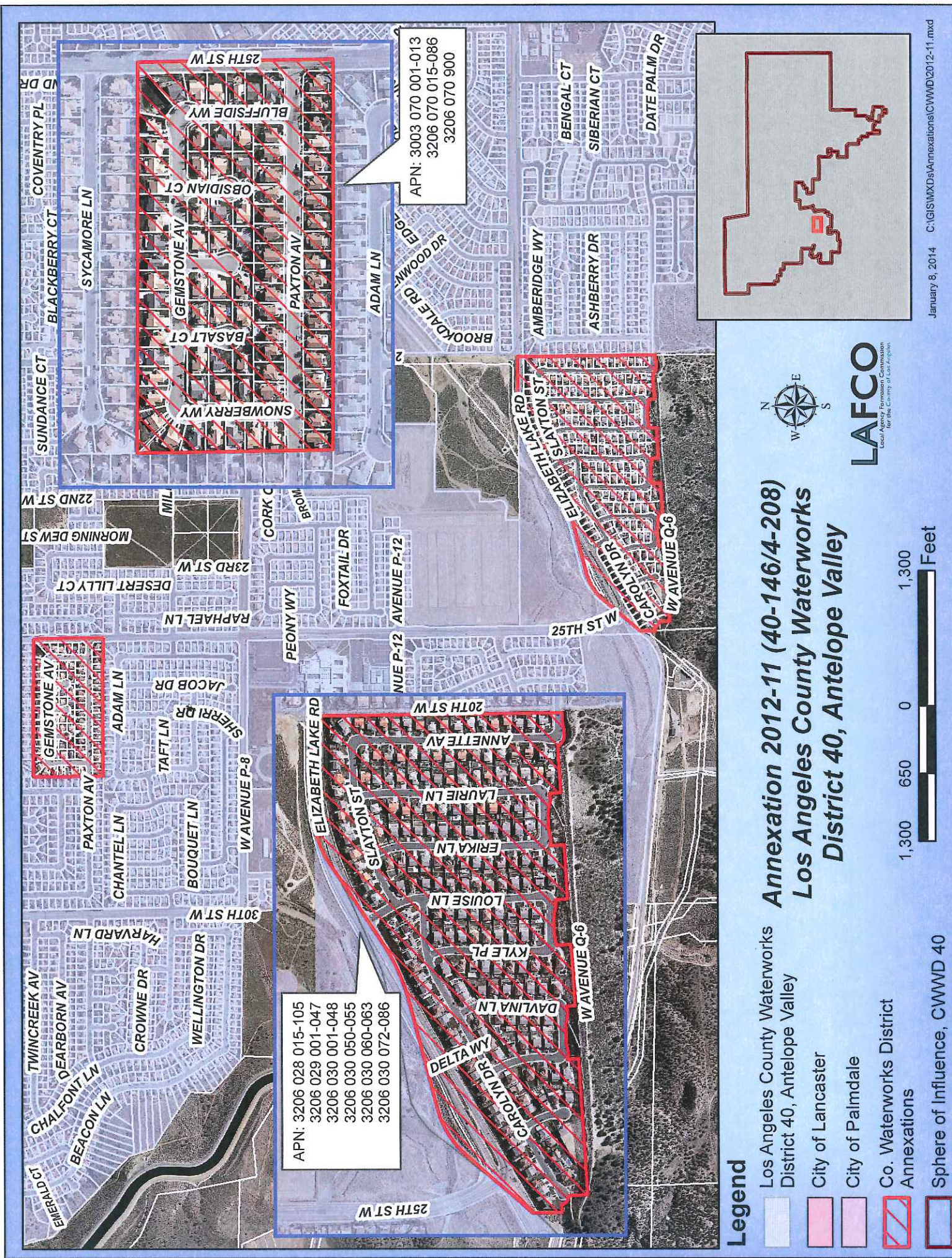
ABSTAIN:

ABSENT:

MOTION PASSES:

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

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



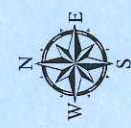
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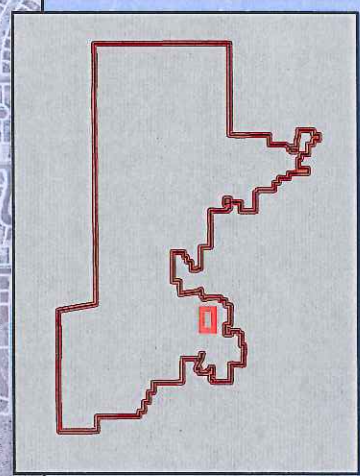
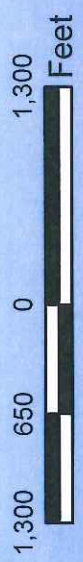
Legend

- Los Angeles County Waterworks District 40, Antelope Valley
- City of Lancaster
- City of Palmdale
- Co. Waterworks District Annexations
- Sphere of Influence, CWWD 40

Annexation 2012-11 (40-146/4-208) Los Angeles County Waterworks District 40, Antelope Valley



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



Staff Report

October 9, 2013

Agenda Item No. 9.a.

2016 CALAFCO Staff Workshop

The California Association of Local Agency Formation Commission's ("CALAFCO") is an association of all LAFCO's in the State. CALAFCO meets regularly to foster the exchange of information amongst LAFCO commissioners and staff and to advance issues of mutual concern.

CALAFCO hosts both an Annual Conference every fall and a Staff Workshop every spring. Consistent with CALAFCO policies, the hosting of the Annual Conference and Staff Workshop are rotated amongst the 4 regions (Central, Coastal, Northern, and Southern Regions). LA LAFCO is part of the Southern Region that includes Imperial, Orange, Riverside, San Bernardino, San Diego LAFCOs.

The Executive Officer of CALAFCO has solicited LA LAFCO about hosting the 2016 Staff Workshop, and staff is seeking the Commission's authorization to host the 2016 CALAFCO Staff Workshop.

Recommended Action:

1. Authorize the Executive Officer to convey to the CALAFCO Executive Director that LAFCO is willing to host CALAFCO's 2016 Staff Workshop.

Staff Report

Independent Auditor's Report Fiscal Year 2012-13

Agenda Item No. 9.b.

January 8, 2013

On June 13, 2012 your Commission awarded a 4-year contract to the firm of White, Nelson, Dielh, Evans, and LLP, to audit of the books of the Commission. The Audited financial statements of net position before you today are for fiscal years ending June 30, 2013.

Purpose of the Audit

The purpose of an audit is to provide verification of the financial statement and provide reasonable assurances that the financial statements present fairly, in all material respects, the financial position of the Commission. The audit also evaluates internal controls over financial reporting and discloses any areas of deficiency in that might be considered a significant deficiency or material weakness.

Internal Control Over Financial Reporting

Internal controls are specific policies and procedures implemented to prevent or detect and correct misstatements that, if not prevented or corrected, would cause the financial statements to not be fairly present. A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned function, to prevent, or detect and correct misstatement in a timely basis. A deficiency may be defined as a material weakness or a significant deficiency.

The audit did not identify any deficiencies in internal control that might be material weakness or significant deficiency.

Audit Findings

The opinion of the Auditor is that the financial statements present fairly, in all material respects, the financial position of the Commission as of June 30, 2013 and 2012, and the changes in financial position and cash flows operations and cash flows for the fiscal years then ended.

Recommended Action

1. Receive and file the Fiscal Year 2012-13 Audited Financial Statements, prepared by White, Nelson, Dielh, and Evans LLP.

Staff Report

Independent Auditor's Report Fiscal Year 2012-13

Agenda Item No. 9.b.

January 8, 2013

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Internal controls are specific policies and procedures implemented to prevent or detect and correct misstatements that, if not prevented or corrected, would cause the financial statements to not be fairly present. A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned function, to prevent, or detect and correct misstatement in a timely basis. A deficiency may be defined as a material weakness or a significant deficiency.

The audit did not identify any deficiencies in internal control that might be material weakness or significant deficiency.

Audit Findings

The opinion of the Auditor is that the financial statements present fairly, in all material respects, the financial position of the Commission as of June 30, 2013 and 2012, and the respective changes in financial position, and cash flows for the fiscal years then ended.

Recommended Action

1. Receive and file the Fiscal Year 2012-13 Audited Financial Statements, prepared by White, Nelson, Dielh, and Evans LLP.

WHITE NELSON DIEHL EVANS LLP
Certified Public Accountants & Consultants

December 5, 2013

To the Commission Members
Local Agency Formation Commission for
the County of Los Angeles
Pasadena, California

We have audited the financial statements of the Local Agency Formation Commission for the County of Los Angeles (the Commission) for the year ended June 30, 2013. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter dated October 15, 2013. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Commission are described in Note 2 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during 2013. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

- a. Management's estimate of the fair market value of investments which is based on market values provided by outside sources.
- b. The estimated useful lives of capital assets for depreciation purposes which are based on industry standards.
- c. The annual required contribution for the Commission's Other Post-Employment Benefits was prepared by an outside consultant.
- d. The annual required contribution for the Pension Plan was prepared by an outside consultant

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosure affecting the financial statements were reported in Note 8 to the financial statements regarding the annual required contribution and the actuarial liability for the Commission's Other Post-Employment Benefits.

The financial statement disclosures are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. The attached "adjusting journal entries report" summarizes misstatements of the financial statements that have been corrected by management. The attached "passed adjusting journal entries report" summarizes uncorrected misstatements of the financial statements. Management has determined that their effects are immaterial, both individually and in the aggregate, to the financial statements taken as a whole

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 5, 2013.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the governmental unit's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

With respect to the supplementary information accompanying the financial statements, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

This information is intended solely for the use of the Commission Members and management of the Commission and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

White Nelson Dick Evans LLP

Irvine, California

11/21/2013
4:58 PM

Client: LOS006 - LAFCO - Los Angeles County
Engagement: 2013 AUD - Los Angeles Local Agency Formation Commission
Period Ending: 6/30/2013
Trial Balance: 3100.01 - Trial Balance
Workpaper: 3220.01 - Adjusting Journal Entries Report

Account	Description	W/P Ref	Debit	Credit
Adjusting Journal Entries JE # 100				
	To record deferred rent expense on building lease.	1150.01		
50025	Rent		18,164.00	
20060	Deferred Rent			18,164.00
Total			18,164.00	18,164.00
Adjusting Journal Entries JE # 101				
	PBC: To record depreciation expense per client calculation	4600.01		
50127	Depreciation Expense		9,695.00	
10026	Accumulated Depreciation			9,695.00
Total			9,695.00	9,695.00

Client: LOS006 - LAFCO - Los Angeles County
Engagement: 2013 AUD - Los Angeles Local Agency Formation Commission
Period Ending: 6/30/2013
Trial Balance: 3100.01 - Trial Balance
Workpaper: 3210.01 - Passed Adjusting Journal Entries Report

Account	Description	W/P Ref	Debit	Credit
Passed Adjusting Journal Entries JE # 300		4100.06		
To record market value adjustment on pooled account.				
40007	Interest Inc		10,175.00	
10002	Investment Pool Account			955.00
10004	Reserve Account			5,930.00
30002	Retained Earnings			3,290.00
Total			10,175.00	10,175.00
Passed Adjusting Journal Entries JE # 301		PY		
to record effect of PY PAJEs				
50029	Equip Maint and Supplies		1,775.00	
30002	Retained Earnings			1,775.00
Total			1,775.00	1,775.00

Effect on FS	Debit	Credit	Net
Assets	0.00	9,220.00	(9,220.00)
Liabilities	0.00	0.00	0.00
Net Assets	0.00	5,065.00	(5,065.00)
Revenues	10,175.00	0.00	10,175.00
Expenditures	1,775.00	0.00	1,775.00

NOTE: PAJEs are immaterial individually and in the aggregate, pass on adjusting

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

BASIC FINANCIAL STATEMENTS

**WITH REPORT ON AUDIT
BY INDEPENDENT
CERTIFIED PUBLIC ACCOUNTANTS**

JUNE 30, 2013 AND 2012

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

TABLE OF CONTENTS

June 30, 2013 and 2012

	<u>Page Number</u>
Independent Auditors' Report	1 - 3
Management Discussion and Analysis (Required Supplementary Information)	4 - 9
Financial Statements:	
Statements of Net Position	10
Statements of Revenues, Expenses And Changes in Net Position	11
Statements of Cash Flows	12
Notes to Financial Statements	13 - 23
Required Supplementary Information:	
Schedule of Funding Progress - Other Post-Employment Benefits (OPEB)	24
Independent Auditors' Report on Compliance and on Internal Control Over Financial Reporting Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	25 - 26

INDEPENDENT AUDITORS' REPORT

The Commission Members
Local Agency Formation Commission
for the County of Los Angeles
Pasadena, California

Report on the Financial Statements

We have audited the accompanying statements of net position of the Local Agency Formation Commission for the County of Los Angeles (the Commission) as of June 30, 2013 and 2012, and the related statements of revenues, expenses and changes in net position and cash flows, for the years then ended, and the related notes to the financial statements, which collectively comprise the Commission's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these basic financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America, and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the basic financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Commission's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Commission's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Commission, as of June 30, 2013 and 2012, and the respective changes in financial position, and cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matters

As discussed in Note 2d to the basic financial statements, the Commission incorporated deferred outflows of resources and deferred inflows of resources into the definitions of the required components of the residual measure of net position due to the adoption of Governmental Accounting Standards Board's Statement No. 63, *"Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position"*. The adoption of this standard also provides a new statement of net position format to report all assets, deferred outflows of resources, liabilities, deferred inflows of resources, and net position. Our opinion is not modified with respect to this matter.

As discussed in Note 2d to the basic financial statements, the Commission has changed its method for accounting and reporting certain items previously reported as assets or liabilities during fiscal year 2012-2013 due to the early adoption of Governmental Accounting Standards Board's Statement No. 65, *"Items Previously Reported as Assets and Liabilities"*. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, and the schedule of funding progress, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the management's discussion and analysis and the schedule of funding progress in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during the audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 5, 2013, on our consideration of the Commission's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Commission's internal control over financial reporting and compliance.

White Nelson Dick Evans LLP

Irvine, California
December 5, 2013

LOS ANGELES COUNTY LOCAL AGENCY FORMATION COMMISSION

MANAGEMENT'S DISCUSSION AND ANALYSIS

For the Fiscal Year Ended June 30, 2013

The following discussion and analysis of the financial performance of the Los Angeles County Local Agency Formation Commission (the Commission) provides an overview of the Commission's financial activities for the fiscal year ended June 30, 2013. Please read it in conjunction with the financial statements identified in the accompanying table of contents.

Using the Accompanying Financial Statements

This annual report consists of a series of financial statements. The statement of Net Position and the Statement of Activities provide information about the activities of the Commission as a whole and present a longer-term view of the Commission's finances.

OVERVIEW OF THE FINANCIAL STATEMENTS

The annual report consists of two parts – *management's discussion and analysis* (this section), and the *basic financial statements*.

The *government-wide financial statements* provide both *long-term* and *short-term* information about the Commission's overall financial status. The financial statements also include *notes* that explain some of the information in the financial statements and provide more detailed data.

Reporting the Commission as a Whole

The accompanying **government-wide financial statement** presents financial data for the Commission as a whole. One of the most important questions asked about the Commission's finances is, "Is the Commission as a whole better off or worse off as a result of the year's activities?" The Statement of Net Position and the Statement of Activities report information about the Commission as a whole and about its activities in a way that helps answer this question. These statements include *all* assets and liabilities using the *accrual basis of accounting*, which is similar to the accounting used by most private sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the Commission's net position and change in them. You can think of the Commission's net position – the difference between assets and liabilities – as one way to measure the Commission's financial health, or *financial position*. Over time, *increases and decreases* in the Commission's net position are one indicator of whether its *financial health* is improving or deteriorating. You will need to consider other nonfinancial factors, such as changes in the Commission's revenues, to assess the *overall health* of the Commission. Indeed, a reduction in net position is assumed in the budget process. The prior year end fund balance is relied on as a funding source for the current year budget.

See independent auditors' report.

**LOS ANGELES COUNTY
LOCAL AGENCY FORMATION COMMISSION**

**MANAGEMENT'S DISCUSSION AND ANALYSIS
(CONTINUED)**

For the Fiscal Year Ended June 30, 2013

GOVERNMENT-WIDE FINANCIAL STATEMENTS

A summary of the government-wide *Statement of Net Position* follows:

Table 1

Net Position – Governmental Activities

June 30, 2013 and 2012

	2013	2012	Change
Assets:			
Current Assets	\$ 977,950	\$ 1,186,571	\$ (208,621)
Non-Current Assets	21,732	28,201	(6,469)
Security Deposits	8,232	8,232	0
Total Assets	<u>\$ 1,007,914</u>	<u>\$ 1,223,004</u>	<u>\$ (215,090)</u>
Liabilities:			
Current Liabilities	\$ 49,985	\$ 87,238	\$ (37,253)
Long-term Liabilities	340,634	248,024	92,610
Total Liabilities	<u>\$ 390,619</u>	<u>\$ 335,262</u>	<u>\$ 55,357</u>
Net Position:			
Invested in Capital Assets	\$ 21,732	\$ 28,201	\$ (6,469)
Unrestricted	595,563	859,541	(104,023)
Net Position	<u><u>\$ 617,295</u></u>	<u><u>\$ 887,742</u></u>	<u><u>\$ (270,447)</u></u>

See independent auditors' report.

**LOS ANGELES COUNTY
LOCAL AGENCY FORMATION COMMISSION**

**MANAGEMENT'S DISCUSSION AND ANALYSIS
(CONTINUED)**

For the Fiscal Year Ended June 30, 2013

GOVERNMENT-WIDE FINANCIAL STATEMENTS

A summary of the government-wide *Statement of Activities* follows:

Table 2

Changes in Net Position – Governmental Activities

Years ended June 30, 2013 and 2012

	2013	2012	Change
Revenues:			
Program Revenues:			
Intergovernmental	\$ 850,666	\$ 850,666	\$ 0
Charges for Services	121,300	243,700	(122,400)
General Revenues:			
Interest	7,641	12,873	(5,232)
Other	0	200	(200)
Total Revenues	<u>\$ 979,607</u>	<u>\$ 1,107,439</u>	<u>\$ (127,832)</u>
Expenses			
Program Expenses:			
Salaries and Benefits	\$ 824,003	\$ 836,335	\$ 12,332
Services and Supplies	426,051	375,058	47,993
Total Expenses	<u>\$ 1,250,054</u>	<u>\$ 1,211,393</u>	<u>\$ 38,661</u>
Change in Net Position	\$ (270,447)	\$ (103,954)	\$ (166,493)
Net Position, Beginning of Year	<u>887,742</u>	<u>991,696</u>	<u>(103,954)</u>
Net Position, End of Year	<u><u>\$ 617,295</u></u>	<u><u>\$ 887,742</u></u>	<u><u>\$ (270,447)</u></u>

The increase or decrease in net position can provide an indication as to whether the overall financial position of the Commission improved or deteriorated during the year. Net position of the Commission decreased by \$270,447.

See independent auditors' report.

**LOS ANGELES COUNTY
LOCAL AGENCY FORMATION COMMISSION**

**MANAGEMENT'S DISCUSSION AND ANALYSIS
(CONTINUED)**

For the Fiscal Year Ended June 30, 2013

The reasons for significant changes in the revenues and expenses of the Commissions' governmental activities presented on the previous page are as follows:

- Charges for Services: the reduction in fee revenue is directly linked to the decline in application filings.
- Interest: earnings on investments were down for the period ending June 30, 2013.

MAJOR FUNDS

Major Governmental Funds. The **General Fund** is the only fund of the Commission, and is considered to be a proprietary fund for financial reporting purposes. At the end of the current fiscal year, the fund balance of the *General Fund* was \$617,295 compared to \$887,742 in the fiscal year ended June 30, 2012.

GENERAL FUND BUDGET

Major deviations between the budget of the *General Fund* and its actual operating results were as follows:

- Office Expense: adjustments were made to reconcile and record deferred rent expense.
- Professional Services: increases are associated with (1) preparation of municipal service reviews, and legal counsel review of the related documents; and (2) increase contract services relating to financial management of the books of the commission.
- Salaries and Benefits: adjustments were made to reconcile the annual accrued liability relating to Other Post Employment Benefits.
- Charges and Services: as indicated above fee revenue was down by as much as fifty percent, compared to the same period last fiscal year.

**LOS ANGELES COUNTY
LOCAL AGENCY FORMATION COMMISSION**

**MANAGEMENT'S DISCUSSION AND ANALYSIS
(CONTINUED)**

For the Fiscal Year Ended June 30, 2013

CAPITAL ASSETS

Capital Assets – Governmental Activities

(net of depreciation)

Years ended June 30, 2013 and 2012

	<u>2013</u>	<u>2012</u>	<u>Change</u>
Office Equipment	\$ 3,247	\$ 1,252	\$ 1,995
Furniture and Fixtures	9,116	16,447	(7,331)
Auto Equipment	-	-	-
Tenant Improvements	<u>9,369</u>	<u>10,502</u>	<u>(1,133)</u>
Total	<u>\$ 21,732</u>	<u>\$ 28,201</u>	<u>\$ (6,469)</u>

At the end of fiscal year 2013, the Commission's investment in capital assets amounted to \$21,732 (net of accumulated depreciation). This investment in capital assets includes equipment, furniture & fixtures and tenant improvements. (See Note 4 for further information)

LONG-TERM LIABILITIES

Long-term Liabilities

Years ended June 30, 2013 and 2012

	<u>2013</u>	<u>2012</u>	<u>Change</u>
Compensated Absences	<u>\$ 39,938</u>	<u>\$ 30,215</u>	<u>\$ 9,723</u>

Long-term liabilities, such as *Compensated Absences* are not due and payable in the current period. Additional information on long-term liabilities may be found in Note 6 of the Notes to Financial Statements.

CONDITIONS AFFECTING CURRENT FINANCIAL POSITION

Management is unaware of any conditions, which could have a significant impact on the Cooperative's current financial position, net position or operating results in terms of past, present and future.

See independent auditors' report.

**LOS ANGELES COUNTY
LOCAL AGENCY FORMATION COMMISSION**

**MANAGEMENT'S DISCUSSION AND ANALYSIS
(CONTINUED)**

For the Fiscal Year Ended June 30, 2013

CONTACTING THE COMMISSION'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers and creditors with a general overview of the Commission's finances and to show the Commission's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the Executive Officer, Paul Novak at 80 South Lake Avenue, Suite 870, Pasadena, CA 91101.

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

STATEMENTS OF NET POSITION

June 30, 2013 and 2012

	2013	2012
ASSETS:		
CURRENT ASSETS:		
Cash and cash equivalents	\$ 952,894	\$ 1,180,262
Accounts receivable	650	-
Prepaid expenses	24,406	6,309
TOTAL CURRENT ASSETS	977,950	1,186,571
NONCURRENT ASSETS:		
Capital assets, net of accumulated depreciation	21,732	28,201
Security deposits	8,232	8,232
TOTAL NONCURRENT ASSETS	29,964	36,433
TOTAL ASSETS	1,007,914	1,223,004
LIABILITIES:		
CURRENT LIABILITIES:		
Accounts payable	19,930	30,935
Advances from government agencies	2,865	30,837
Compensated absences due within one year	27,190	25,466
TOTAL CURRENT LIABILITIES	49,985	87,238
LONG-TERM LIABILITIES:		
Compensated absences payable	39,938	30,215
Accrued rent obligation	34,569	16,405
OPEB obligation	266,127	201,404
TOTAL LONG-TERM DEBT	340,634	248,024
TOTAL LIABILITIES	390,619	335,262
NET POSITION:		
Net investment in capital assets	21,732	28,201
Unrestricted	595,563	859,541
TOTAL NET POSITION	\$ 617,295	\$ 887,742

See independent auditors' report and notes to financial statements.

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

STATEMENTS OF REVENUES, EXPENSES AND
CHANGES IN NET POSITION

For the years ended June 30, 2013 and 2012

	<u>2013</u>	<u>2012</u>
REVENUES:		
Contributions received	\$ 850,666	\$ 850,666
Fees and other charges	121,300	243,700
Interest	7,641	12,873
Miscellaneous	<u>-</u>	<u>200</u>
 TOTAL REVENUES	 <u>979,607</u>	 <u>1,107,439</u>
EXPENSES:		
Salaries and employee benefits	824,003	836,335
Office expense	267,299	265,868
Professional fees	154,517	81,296
Depreciation	9,695	11,223
Miscellaneous	<u>-</u>	<u>4,490</u>
 TOTAL EXPENSES	 <u>1,255,514</u>	 <u>1,199,212</u>
 OPERATING LOSS	 (275,907)	 (91,773)
NONOPERATING EXPENSE:		
Gain (loss) in disposal of fixed asset	<u>5,460</u>	<u>(12,181)</u>
 CHANGES IN NET POSITION	 (270,447)	 (103,954)
 NET POSITION, BEGINNING OF YEAR	 <u>887,742</u>	 <u>991,696</u>
 NET POSITION, END OF YEAR	 <u>\$ 617,295</u>	 <u>\$ 887,742</u>

See independent auditors' report and notes to financial statements.

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

STATEMENTS OF CASH FLOWS

For the years ended June 30, 2013 and 2012

	2013	2012
CASH FLOWS FROM OPERATING ACTIVITIES:		
Contributions, fees and other revenues received	\$ 950,985	\$ 1,101,016
Cash paid to suppliers for goods and services	(432,754)	(346,027)
Cash paid to employees for services	(747,833)	(755,955)
NET CASH USED BY OPERATING ACTIVITIES	<u>(229,602)</u>	<u>(966)</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Proceeds from sale of furniture and equipment	5,460	-
Purchase of furniture and equipment	(3,226)	(23,473)
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES	<u>2,234</u>	<u>(23,473)</u>
NET DECREASE IN CASH AND CASH EQUIVALENTS	(227,368)	(24,439)
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	<u>1,180,262</u>	<u>1,204,701</u>
CASH AND CASH EQUIVALENTS, END OF YEAR	<u>\$ 952,894</u>	<u>\$ 1,180,262</u>
RECONCILIATION OF CHANGES IN OPERATING LOSS TO NET CASH USED BY OPERATING ACTIVITIES:		
Operating loss	\$ (275,907)	\$ (91,773)
Adjustments to reconcile operating loss to net cash used by operating activities:		
Depreciation	9,695	11,223
Changes in operating assets and liabilities:		
(Increase) decrease in accounts receivable	(650)	721
(Increase) decrease in prepaid expenses	(18,097)	(4,515)
(Increase) decrease in security deposits	-	(8,232)
Increase (decrease) in accounts payable	(11,005)	1,969
Increase (decrease) in advances from government agencies	(27,972)	(7,144)
Increase (decrease) in compensated absences payable	11,447	12,917
Increase (decrease) in accrued rent obligation	18,164	16,405
Increase (decrease) in OPEB obligation	64,723	67,463
NET CASH USED BY OPERATING ACTIVITIES	<u>\$ (229,602)</u>	<u>\$ (966)</u>

See independent auditors' report and notes to financial statements.

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

NOTES TO FINANCIAL STATEMENTS

June 30, 2013 and 2012

1. DESCRIPTION OF THE ENTITY:

The Local Agency Formation Commission for the County of Los Angeles (the Commission) was established by state law, *"The Knox-Nisbet Act of 1963"*, to discourage urban sprawl and encourage the orderly formation and development of local government agencies. The Commission is responsible for coordinating logical and timely changes in local governmental boundaries, including annexations and detachments of territory, incorporation of cities, formation of special districts as well as consolidations, mergers, and dissolutions of districts, among others.

The Commission is governed by Commissioners composed of nine regular members: two members from the County Board of Supervisors, two city representatives, one City of Los Angeles representative, two special district representatives and two public members, one of which represents the San Fernando Valley Statistical area. Since implementation of the *Cortese-Knox-Hertzberg Local Government Reorganization Act* in 2001, the Commission has operated as a legally separate and independent entity from the County government. This means it can incur debt, set and modify its own budget and fees, enter into contracts, and sue and be sued in its own name.

The accompanying financial statements reflect the financial activities of the Commission. The Commission has no component units.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

A summary of the Commission's significant accounting policies follows:

a. Basic Financial Statements:

The Commission's financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to governmental agencies. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

See independent auditors' report.

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

NOTES TO FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2013 and 2012

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED):

b. Basis of Accounting and Measurement Focus:

The Commission is considered a proprietary fund for financial reporting purposes. The accompanying financial statements have been prepared using the economic resources measurement focus and the accrual basis of accounting. Under this basis of accounting and measurement focus, revenues are recognized when they are earned and expenses are recognized when they are incurred.

c. Revenue Recognition:

The Commission's major source of revenue is the contributions received from the County of Los Angeles, its 88 cities and 54 special districts pursuant to an apportionment formula set forth in *California Government Code Section 56381*, as applied to its annual operating budget. The contributions are recognized as revenue when the apportionment formula is received from the County of Los Angeles.

Fees and other charges relating to municipal service reviews are recognized when money is spent for specific projects. All other fees and other charges are recognized when received.

d. New Accounting Pronouncements:

Implemented:

In fiscal year 2012-2013, the Commission implemented GASB Statement No. 63, "*Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*". This statement incorporates deferred outflows of resources and deferred inflows of resources, as defined by GASB Concepts Statement No. 4, "*Elements of Financial Statements*" into the definitions of the required components of the residual measure of net position, formerly net assets. This statement also provides a new Statement of Net Position format to report all assets, deferred outflows of resources, liabilities, deferred inflows of resources, and net position.

In fiscal year 2012-2013, the Commission early implemented GASB Statement No. 65, "*Items Previously Reported as Assets and Liabilities*". This statement established accounting and financial reporting standards that reclassify, as deferred outflows of resources or deferred inflows of resources, certain items that were previously reported as assets and liabilities. The early implementation of this statement had no effect on the accompanying financial statements.

See independent auditors' report.

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

NOTES TO FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2013 and 2012

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED):

d. New Accounting Pronouncements (Continued):

Pending Accounting Standards:

GASB has issued the following statements which may impact the Commission's financial reporting requirements in the future:

- GASB 66 - "*Technical Corrections, an amendment of GASB Statement No. 10 and Statement No. 62*", effective for periods beginning after December 15, 2012.
- GASB 67 - "*Financial Reporting for Pension Plans, an amendment of GASB Statement No. 25*", effective for the fiscal years beginning after June 15, 2013.
- GASB 68 - "*Accounting and Financial Reporting for Pensions, an amendment of GASB Statement No. 27*", effective for the fiscal years beginning after June 15, 2014.
- GASB 69 - "*Government Combinations and Disposals of Government Operations*", effective for periods beginning after December 15, 2013.
- GASB 70 - "*Accounting and Financial Reporting for Nonexchange Financial Guarantees*", effective for the periods beginning after June 15, 2013.

e. Deferred Outflows/Inflows of Resources:

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense) until then. The Commission does not have any deferred inflows to report.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time. The Commission does not have any deferred outflows to report.

f. Cash and Cash Equivalents:

For purposes of the statements of cash flows, the Commission considers all highly liquid investments with maturities of three months or less when purchased to be cash equivalents.

See independent auditors' report.

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

NOTES TO FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2013 and 2012

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED):

g. Capital Assets:

Capital assets are stated at cost. The provision for depreciation is computed using the straight-line method over the estimated useful lives of the assets. When assets are sold or otherwise disposed of, related costs are removed from the accounts and any gain or loss is reported in the statements of revenues, expenses and changes in net position. Estimated useful lives of the assets are as follows:

Office equipment	3 - 5 years
Furniture and fixtures	3 - 5 years
Auto equipment	5 years
Tenant improvements	5 years

h. Accrued Rent:

The Commission's policy is to average any defined rental escalations or rent concessions over the term of the related lease in order to provide a level recognition of rent expense. The Commission's total accrued rent obligation was \$34,569 and \$16,405 at June 30, 2013 and 2012, respectively.

i. Net Position:

Net position is classified into three components – net investment in capital assets; restricted; and unrestricted. These classifications are defined as follows:

- *Net Investment in capital assets* - This component of net position consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. If there are significant unspent related debt proceeds at year-end, the portion of the debt attributable to the unspent proceeds are not included in the calculation of net investment in capital assets. Rather, that portion of the debt is included in the same net position component as the unspent proceeds.
- *Restricted net position* - This component of net position consists of constraints placed on net position use through external constraints imposed by creditors (such as through debt covenants), grantors, contributors or laws or regulations of other governments or constraints imposed by law through constitutional provisions or enabling legislation.

See independent auditors' report.

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

NOTES TO FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2013 and 2012

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED):

i. Net Position (Continued):

- *Unrestricted net position* - This component of net position consists of net position that does not meet the definition of "net investment in capital assets" or "restricted".

j. Use of Estimates:

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that effect certain reported amounts and disclosures. Accordingly, actual results could differ from the estimates.

3. CASH AND CASH EQUIVALENTS:

The Commission's cash balances are either deposited with a bank or pooled and invested by the Los Angeles County Treasurer for the purpose of increasing interest earnings through investment activities. Interest earned on pooled investments is deposited to participating funds based upon each fund's average daily balance during the allocation period.

Statutes authorize the County of Los Angeles to invest pooled investments in obligations of the United States Treasury, federal agencies, municipalities, commercial paper rated A-1 by Standard and Poor's Corporation and P-1 by Moody's Commercial Paper Record, banker's acceptances, negotiable certificates of deposit, floating rate notes, repurchase agreements and reverse repurchase agreements.

Funds deposited in the Los Angeles County Treasury Pool that are presented as cash and cash equivalents in the statements of net position amounted to \$881,779 and \$1,073,473 as of June 30, 2013 and 2012, respectively.

At June 30, 2012 accounts deposited with the bank are insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 for interest bearing accounts and unlimited insurance for non-interest bearing accounts. Effective January 1, 2013, funds in non-interest bearing accounts no longer receive unlimited insurance, and are FDIC insured up to \$250,000 at each institution. At June 30, 2013 and 2012, the Commission had no cash balances in excess of federally insured limits.

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

NOTES TO FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2013 and 2012

3. CASH AND CASH EQUIVALENTS (CONTINUED):

The Commission's cash and cash equivalents may be exposed to certain risks:

a. Interest Rate Risk:

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. As of June 30, 2013 and 2012, the Commission's funds are held as short-term deposits in the Los Angeles County Treasury Pool.

b. Credit Risk:

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. As of June 30, 2013 and 2012, the Commission had no outstanding investments.

c. Concentration of Credit Risk:

Concentration of credit risk is the risk of loss attributable to the magnitude of the Commission's investment in a single issuer.

d. Custodial Credit Risk:

Custodial credit risk is the risk that the Commission will not be able to (a) recover deposits if the depository financial institution fails, or (b) recover the value of investments or collateral securities that are in the possession of an outside party if the counterparty to the investment or deposit transaction fails.

The Los Angeles County Treasury Pool is a pooled investment fund program governed by the Los Angeles County Board of Supervisors, and is administered by the County Treasurer. Investments in the pool are highly liquid as deposits and withdrawals can be made at any time without penalty. The Commission's fair value of its share in the pool is the same value of the pool shares, which amounted to \$881,779 and \$1,073,473 as of June 30, 2013 and 2012, respectively. Information on the pool's use of derivative securities in its investment portfolio is not available.

As of June 30, 2013 and 2012, the Los Angeles County Treasury Pool's and the Commission's exposure to risk (credit, market or legal) is not available.

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

NOTES TO FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2013 and 2012

4. CAPITAL ASSETS:

Capital asset activity for the year ended June 30, 2013 was as follows:

	Balance at July 1, 2012	Additions	Deletions	Balance at June 30, 2013
Capital Assets:				
Office equipment	\$ 77,345	\$ 3,226	\$ -	\$ 80,571
Furniture and fixtures	65,957	-	-	65,957
Auto equipment	22,818	-	(22,818)	-
Tenant improvements	11,328	-	-	11,328
Total capital assets	177,448	3,226	(22,818)	157,856
Less accumulated depreciation for:				
Office equipment	(76,093)	(1,231)	-	(77,324)
Furniture and fixtures	(49,510)	(7,331)	-	(56,841)
Auto equipment	(22,818)	-	22,818	-
Tenant improvements	(826)	(1,133)	-	(1,959)
Total accumulated depreciation	(149,247)	(9,695)	22,818	(136,124)
Total capital assets, net	\$ 28,201	\$ (6,469)	\$ -	\$ 21,732

Capital asset activity for the year ended June 30, 2012 was as follows:

	Balance at July 1, 2011	Additions	Deletions	Balance at June 30, 2012
Capital Assets:				
Office equipment	\$ 77,345	\$ -	\$ -	\$ 77,345
Furniture and fixtures	92,277	12,145	(38,465)	65,957
Auto equipment	22,818	-	-	22,818
Tenant improvements	-	11,328	-	11,328
Total capital assets	192,440	23,473	(38,465)	177,448
Less accumulated depreciation for:				
Office equipment	(75,220)	(873)	-	(76,093)
Furniture and fixtures	(66,270)	(9,524)	26,284	(49,510)
Auto equipment	(22,818)	-	-	(22,818)
Tenant improvements	-	(826)	-	(826)
Total accumulated depreciation	(164,308)	(11,223)	26,284	(149,247)
Total capital assets, net	\$ 28,132	\$ 12,250	\$ (12,181)	\$ 28,201

See independent auditors' report.

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

NOTES TO FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2013 and 2012

5. ADVANCES FROM GOVERNMENTAL AGENCIES:

Advances represent amounts provided to the Commission for the expenses to be incurred in preparation of a Comprehensive Fiscal Analysis to determine feasibility of incorporation of a new governmental entity or for or Municipal Service Reviews for specific municipalities.

6. COMPENSATED ABSENCES PAYABLE:

Compensated absences payable activity for the year ended June 30, 2013 and 2012, was as follows:

	<u>2013</u>	<u>2012</u>
Compensated absences payable at beginning of year	\$ 55,681	\$ 42,764
Compensated absences payable earned	27,190	21,635
Compensated absences payable used	<u>(15,743)</u>	<u>(8,718)</u>
Compensated absences payable at end of year	\$ <u>67,128</u>	\$ <u>55,681</u>

There is no fixed payment schedule for earned but unpaid compensated absences. Compensated absences expected to be paid within one year is \$27,190 and \$25,466 at June 30, 2013 and 2012, respectively.

7. PENSION PLAN:

The Commission's pension plan is administered by the Los Angeles County Employees Retirement Association (LACERA) which was established under the County Employees Retirement Law of 1937. It provides benefits to employees of the County of Los Angeles as well as four other entities, including LAFCO, that are not part of the County's reporting entity. Benefits are authorized in accordance with the County Employees Retirement Law, the by-laws and procedures adopted by LACERA's Boards of Retirement and Investments and County Board of Supervisors' resolutions.

LACERA is a cost sharing, multi-employer defined benefit plan that provides retirement, disability, death benefits and cost of living adjustments to eligible employees. Eligibility to participate in the retirement plan is determined by having completed thirty days of credited service. As determined by LACERA, the Commission contributes between 14.8% and 16.77% of employees' covered salary. Contributions for the fiscal years ended June 30, 2013, 2012, and 2011 were \$92,283, \$77,656, and \$56,626, respectively. For the funded status of the Plan refer to the 2013 Annual Report of LACERA available at 300 N. Lake Boulevard, Pasadena, California.

See independent auditors' report.

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

NOTES TO FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2013 and 2012

8. OTHER POST-EMPLOYMENT BENEFITS (OPEB):

a. Plan Description:

In addition to the retirement plan described in Note 7, the Commission provides a defined benefit healthcare plan to retirees in accordance with the benefits provided by the Los Angeles County Retirement Association. Spouses are also covered throughout their lives. The Commission pays 4% of the annual premiums for each year of service of the retiree. The retiree is responsible for payment of the remaining premiums. Retirees must have worked a minimum of 5 years with the Commission in order to be eligible for these benefits.

b. Funding Policy:

As of June 30, 2013, the Commission has not established a trust account or equivalent that contains an irrevocable transfer of assets dedicated to providing benefits to retirees in accordance with the terms of the plan and that are legally protected from creditors. The Commission's contribution is currently based on a projected pay-as-you-go funding method, that is, benefits are payable when due. For the fiscal years ended June 30, 2013, 2012 and 2011, those costs totaled \$6,474, \$5,208, and \$5,491, respectively.

c. Annual OPEB Cost and Net OPEB Obligation:

The Annual Required Contribution (ARC) was calculated based on the Alternative Measurement Method which is applicable to employers with fewer than 100 plan members. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover the normal cost each year and amortize any unfunded actuarial liabilities (or funding excess) over a period not to exceed 30 years. The Commission uses a 30 year amortization period.

The following table shows the components of the Commission's annual OPEB, the cost amount of benefits and/or insurance premiums paid, and the changes in the Commission's Net OPEB obligation for the two years ended June 30, 2013 and 2012:

	2013	2012
Annual required contribution	\$ 71,033	\$ 72,671
Interest on net OPEB obligation	10,070	-
Adjustment to annual required contribution	(9,906)	-
Annual OPEB cost	71,197	72,671
Pay-as-you-go cost	(6,474)	(5,208)
Increase in net OPEB obligation	64,723	67,463
Net OPEB obligation - beginning of year	201,404	133,941
Net OPEB obligation - end of year	<u>\$ 266,127</u>	<u>\$ 201,404</u>

See independent auditors' report.

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

NOTES TO FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2013 and 2012

8. OTHER POST-EMPLOYMENT BENEFITS (OPEB) (CONTINUED):

d. Three-Year Trend Information:

The Commission's annual OPEB cost, the percentage of annual OPEB costs contributed to the plan and the net OPEB obligation for 2013 and the preceding two years are as follows:

<u>Fiscal Year Ended</u>	<u>Annual OPEB Cost</u>	<u>Percentage of Annual OPEB Costs Contributed</u>	<u>Net OPEB Obligation</u>
6/30/11	\$ 72,761	7.55%	\$ 133,941
6/30/12	72,761	7.16%	201,404
6/30/13	71,197	9.09%	266,127

e. Funded Status and Funding Progress:

As of July 1, 2012, the most recent actuarial valuation date, the plan is not funded. The actuarial accrued liability for benefits was \$748,249, and the actuarial value of assets was zero, resulting in an unfunded actuarial accrued liability (UAAL) of \$748,249. The covered payroll (annual payroll of active employees covered by the plan) was \$423,900 and the ratio of the UAAL to the covered payroll was 176.52%.

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about rates of employee turnover, retirement, mortality, as well as economic assumptions regarding claim costs per retiree, healthcare inflation and interest rates. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The schedule of funding progress, presented as required supplementary information following the notes to the financial statements, presents multi-year trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

NOTES TO FINANCIAL STATEMENTS
(CONTINUED)

June 30, 2013 and 2012

8. OTHER POST-EMPLOYMENT BENEFITS (OPEB) (CONTINUED):

f. Methods and Assumptions:

The following statistics and assumptions were used in the actuarial valuation:

No. of active employees	7
Average age of active, eligible employees	44
Assumed retirement age	60
Actuarial cost method	Entry age
Amortization method	Level percentage of payroll over a 30-year period
Discount rate	5%
Payroll growth rate	2%
Healthcare cost trend	3%

9. COMMITMENTS:

The Commission has entered into office space and equipment leases under long-term lease agreements expiring through November 2021. Future minimum rental payment under non-cancelable leases are as follows:

<u>Year Ending June 30</u>	<u>Amount</u>
2014	\$ 83,164
2015	92,032
2016	101,379
2017	86,700
2018	89,301
Thereafter	<u>325,459</u>
Total	<u>\$ 778,035</u>

Total rent expense for the years ended June 30, 2013 and 2012 amounted to \$105,598 and \$108,716, respectively.

10. SUBSEQUENT EVENTS:

Events occurring after June 30, 2013 have been evaluated for possible adjustments to the financial statements or disclosure as of December 5, 2013, which is the date these financial statements were available to be issued.

See independent auditors' report.

REQUIRED SUPPLEMENTARY INFORMATION

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

REQUIRED SUPPLEMENTARY INFORMATION

For the years ended June 30, 2013 and 2012

OTHER POST-EMPLOYMENT BENEFITS (OPEB)

SCHEDULE OF FUNDING PROGRESS

Actuarial Valuation Date	Actuarial Accrued Liability (AAL) Entry Age (a)	Actuarial Value of Assets (AVA) (b)	Unfunded Actuarial Accrued Liability (UAAL) (a) - (b)	Funded Ratio AVA (b)/(a)	Annual Covered Payroll (c)	UAAL as a % of Covered Payroll [(a)-(b)]/c]
7/1/2009	\$ 680,973	\$ -	\$ 680,973	0.00%	\$ 531,926	128.02%
7/1/2012	\$ 748,249	\$ -	\$ 748,249	0.00%	\$ 423,900	176.52%

See independent auditors' report.

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS

The Commission Members
Local Agency Formation Commission
for the County of Los Angeles
Pasadena, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Local Agency Formation Commission for the County of Los Angeles (the "Commission"), as of and for the year ended June 30, 2013, and the related notes to the financial statements, which collectively comprise the Commission's basic financial statements, and have issued our report thereon dated December 5, 2013.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Commission's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Commission's internal control. Accordingly, we do not express an opinion on the effectiveness of Commission's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Commission's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Commission's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Commission's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Commission's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

White Nelson Reed Evans LLP

Irvine, California
December 5, 2013