



Local Agency Formation Commission  
for the County of Los Angeles

Commission

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Chair

Richard H. Close  
Donald L. Dear  
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Alternates

Lori Brogin  
Don Knabe  
Paul Krekorian  
Gerard McCallum  
Judith Mitchell  
Joseph Ruzicka

Staff

Paul A. Novak, AICP  
Executive Officer

June D. Savala  
Deputy  
Executive Officer

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

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

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

**LOCAL AGENCY FORMATION COMMISSION  
MEETING AGENDA**

Wednesday, March 12, 2014  
9:00 a.m.

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

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A person with a disability may contact the LAFCO office at (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](http://www.lalafco.org).

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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. **INFORMATION ITEM(S) – GOVERNMENT CODE § 56751 & 56857 NOTICE**

Upon receipt of any proposed change of organization or reorganization, except a special reorganization, that includes the detachment of territory from any city, Government Code Section 56751 requires LAFCO to place the proposal on its agenda for informational purposes only.

- a. Reorganization No. 2014-01 to the City of Los Angeles (Reorganization to the City of Los Angeles and Amendment to the City of Los Angeles Sphere of Influence).

Upon receipt of any proposed change of organization or reorganization that includes the annexation of territory to any district, if the proposal is not filed by the district to which annexation of territory is proposed, Government Code section 56857(a) requires LAFCO to place the proposal on its agenda for informational purposes only

- b. Reorganization No. 2014-01 to the City of Los Angeles (Reorganization to the Consolidated Fire Protection District of Los Angeles County and Amendment to the Consolidated Fire Protection District of Los Angeles Sphere of Influence).

**6. CONSENT ITEM(S)**

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

- a. Annexation No. 291 to Los Angeles County Sanitation District No. 15 and California Environmental Quality Act exemption.
- b. Annexation No. 1026 to Santa Clarita Valley Sanitation District of Los Angeles County and California Environmental Quality Act exemption.
- c. Approve Minutes of February 12, 2014.
- d. Operating Account Check Register for the month of February 2014.
- e. Receive and file update on pending applications.

**7. PUBLIC HEARING(S)**

- a. Annexation No. 82 to Los Angeles County Sanitation District No. 20 and Mitigated Negative Declaration.
- b. Municipal Service Review (MSR) and Sphere of Influence (SOI) Update for the City of Gardena and California Environmental Quality Act exemption.

**8. PROTEST HEARING(S)**

None

**9. OTHER ITEMS**

None

**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**

April 9, 2014

May 14, 2014 (Room 374-A)

June 11, 2014

July 9, 2014

**14. FUTURE AGENDA ITEMS**

Items not on the posted agenda which, if requested, will be referred to staff or placed on a future agenda for discussion and action by the Commission.

**15. ADJOURNMENT MOTION**

## **Staff Report**

**March 12, 2014**

### **Agenda Item No. 5.a.**

#### **GOVERNMENT CODE § 56751 NOTICE (For Informational Purposes Only, Receive and File)**

Upon receipt of any proposed change of organization or reorganization, except a special reorganization, that includes the detachment of territory from any city, Government Code Section 56751 requires LAFCO to place the proposal on its agenda for informational purposes only, and to transmit a copy of the reorganization proposal to any city from which detachment is requested. Pursuant to Government Code section 56751(b), no more than 60 days after the meeting agenda date, the detaching city may adopt and submit to LAFCO a resolution requesting termination of the proceedings. If such a resolution is timely transmitted to LAFCO, the commission shall terminate the proceedings upon receipt from the city.

LAFCO may not hear and consider the proposed reorganization until after the 60-day period has expired unless the detaching city adopts and submits to LAFCO a resolution supporting the reorganization.

The following is a summary of the reorganization proposal filed with LAFCO:

- a. *Project Description* - Reorganization No. 2014-01 to the City of Los Angeles (Reorganization to the City of Los Angeles and Consolidated Fire Protection District of Los Angeles County and Amendments to the City of Los Angeles and Consolidated Fire Protection District of Los Angeles County Spheres of Influence; Annexation of Area 1a, 3a, 3b, 3c; and detachment of Area 1b, 1c, 2, 3d, 3e, 3f). Universal Studios, LLC (landowner) filed an application to annex and detach approximately 32± acres of uninhabited territory to and from the City of Los Angeles. The project includes development/redevelopment of studio, theme park, offices, and hotels.

*Project Location* - The project site is located northeast of the intersection of Lankershim Blvd. and US 101 Hollywood Freeway, in and adjacent to Los Angeles County unincorporated territory of Universal City.

The Executive Officer will transmit a copy of the reorganization proposal to the City of Los Angeles, as required by Government Code section 56751(a).

#### **Recommended Action**

Receive and file.

## **Staff Report**

**March 13, 2013**

### **Agenda Item No. 5.b.**

#### **GOVERNMENT CODE § 56857 NOTICE (For Informational Purposes Only, Receive and File)**

Upon receipt of any proposed change of organization or reorganization that includes the annexation of territory to any district, if the proposal is not filed by the district to which annexation of territory is proposed, Government Code section 56857(a) requires LAFCO to place the proposal on its agenda for informational purposes only, and to transmit a copy of the annexation proposal to any district to which annexation is requested. Pursuant to Government Code section 56857(b), with no more than 60 days of the meeting date, the annexing district may adopt and submit to LAFCO a resolution requesting termination of the annexation proceedings. The law requires that any such resolution requesting termination must be "based upon written findings supported by substantial evidence in the record that the request is justified by a financial or service related concern." Prior to the Commission's termination of proceedings the resolution is subject to judicial review as provided in Government Code sections 56857(b) and (c).

LAFCO may not hear and consider the proposed reorganization until after the 60-day termination period has expired unless the annexing district adopts and submits to LAFCO a resolution supporting the reorganization.

The following is a summary of the reorganization proposal filed with LAFCO:

- a. *Project Description* - Reorganization No. 2014-01 to the City of Los Angeles (Reorganization to the City of Los Angeles and Consolidated Fire Protection District of Los Angeles County and Amendments to the City of Los Angeles and Consolidated Fire Protection District of Los Angeles County Spheres of Influence; Annexation of Area 1a, 3a, 3b, 3c; and detachment of Area 1b, 1c, 2, 3d, 3e, 3f). Universal Studios, LLC (landowner) filed an application to annex and detach approximately 32± acres of uninhabited territory to and from the Consolidated Fire Protection District of Los Angeles County. The project includes development/redevelopment of studio, theme park, offices, and hotels.

*Project Location* - The project site is located northeast of the intersection of Lankershim Blvd. and US 101 Hollywood Freeway, in and adjacent to Los Angeles County unincorporated territory of Universal City.

The Executive Officer will transmit a copy of the reorganization proposal to Consolidated Fire Protection District of Los Angeles County, as required by Government Code section 56857(a).

**Recommended Action**  
Receive and file.

**Staff Report**

**March 12, 2014**

**Agenda Item No. 6.a.**

**Annexation No. 291 to Los Angeles County Sanitation District No. 15**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	6.782± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 15
Resolution or Petition:	February 22, 2012
Application Filed with LAFCO:	March 19, 2012
Location:	The affected territory is located on Rimgrove Drive and the terminus of Galecrest Avenue.
City/County:	Los Angeles County unincorporated territory
Affected Territory:	The affected territory consists of three single-family homes and a storage building including a snack stand at Rimgrove Park. The topography is flat.
Surrounding Territory:	Surrounding territory is residential
Landowner(s):	4 landowners
Registered Voters:	3 registered voters as of November 24, 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:	Yes

CEQA Clearance:

The proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a) (the annexation consists of areas containing existing structures developed to the density allowed by the current zoning), for the portion of the project consisting of the existing three single-family homes. The categorical exemption was adopted by Los Angeles County Sanitation District, as lead agency, on February 22, 2012.

The proposal is also categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15301 (l) and 15302 (the project involves the removal and replacement of an existing park storage building with a new structure located on the same site and having substantially the same size, purpose, and capacity), for the portion of the project consisting of the removal and replacement of the existing storage building at Rimgrove Park. The categorical exemption was adopted by the County of Los Angeles on July 28, 2009.

Additional Information:

None

**FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:**

***a. Population:***

The existing population is 5 residents as of February 28, 2012. The population density is .74 persons per acre.

The estimated future population is 5 residents.

The affected territory is 6.782+/- acres. The existing land use consists of three single-family homes and a storage building including a snack stand at Rimgrove Park.

The assessed valuation is \$410,500 as of February 28, 2012. The per capita assessed valuation is \$82,100.00. On February 22, 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 three single-family homes and a storage building including a snack stand at Rimgrove Park which requires organized governmental services. The affected territory will require governmental services indefinitely.

The present governmental services and controls in the area are adequate, and their cost is 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 County 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. 15.

**i. *Comments from Public Agencies:***

Staff did not receive any significant comments from public agencies.

**j. *Ability to Provide Services:***

The affected territory is already being serviced by the District. The area was included in the future service area that might be served by the District. The District's future wastewater management needs were addressed in the Joint Outfall System 2010 Master Facilities Plan.

**k. *Timely Availability of Water Supplies:***

There are no 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 County General Plan designation of Low Density Residential.

The proposal is consistent with the existing County zoning designation of A-1-6000.

**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 in 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(a) (the annexation consists of areas containing existing structures developed to the density allowed by the current zoning), for the portion of the project consisting of the existing three single-family homes. The categorical exemption was adopted by Los Angeles County Sanitation District, as lead agency, on February 22, 2012.

The proposal is also categorically exempt from the provisions of the CEQA pursuant to State CEQA Guidelines Section 15301 (l) and 15302 (the project involves the removal and replacement of an existing park storage building with a structure located on the same site and having substantially the same size, purpose, and capacity), for the portion of the project consisting of the removal and replacement of the existing storage building at Rimgrove Park. The categorical exemption was adopted by the County of Los Angeles on July 28, 2009.

**DETERMINATIONS WITHOUT NOTICE AND HEARING, AND WAIVER OF PROTEST PROCEEDINGS:**

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

**CONCLUSION:**

Staff recommends approval of the proposal as a logical and reasonable extension of the Los Angeles County Sanitation District No. 15 which will be for the interest of present and future inhabitants within the district and the annexation territory.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 291 to Los Angeles County Sanitation District No. 15.

**RESOLUTION NO. 2014-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 291 TO THE LOS ANGELES COUNTY SANITATION DISTRICT NO. 15"**

WHEREAS, the Los Angeles County Sanitation District No. 15 (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Part 3, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to District, all within unincorporated territory of Los Angeles; and

WHEREAS, the proposed annexation consists of approximately 6.782± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 291 to the Los Angeles County Sanitation District No. 15"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal to three single-family homes and a storage building including a snack stand; and

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

WHEREAS, the Commission has determined that the Proposal meets all of the criteria for the Commission to make a determination without notice and hearing and waive protest proceedings entirely, pursuant to Government Code Section 56662; and

WHEREAS, the Executive Officer set the item for consideration for March 12, 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, on March 12, 2014, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

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

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

2. The Commission finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a) (the annexation consists of areas containing existing structures developed to the density allowed by the current zoning), for the portion of the project consisting of the existing three single-family homes. The proposal is also categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15301 (I) and 15302 (the project involves the removal and replacement of an existing park storage building with a new structure located on the same site and having substantially the same size, purpose, and capacity), for the portion of the project consisting of the removal and replacement of the existing building at Rimgrove Park.
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 6.782± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 291 to Los Angeles County Sanitation District No. 15".
5. Annexation No. 291 to Los Angeles County Sanitation District No. 15 is hereby approved, subject to the following terms and conditions:

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

6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to Los Angeles County Sanitation District No. 15.
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 to 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 12<sup>th</sup> day of March 2014.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

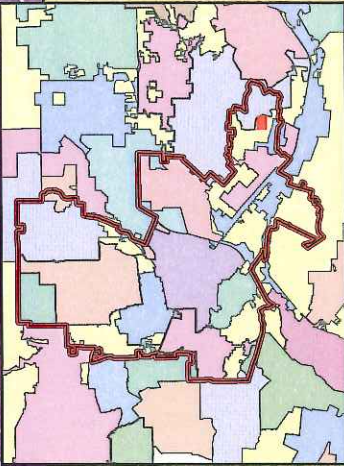
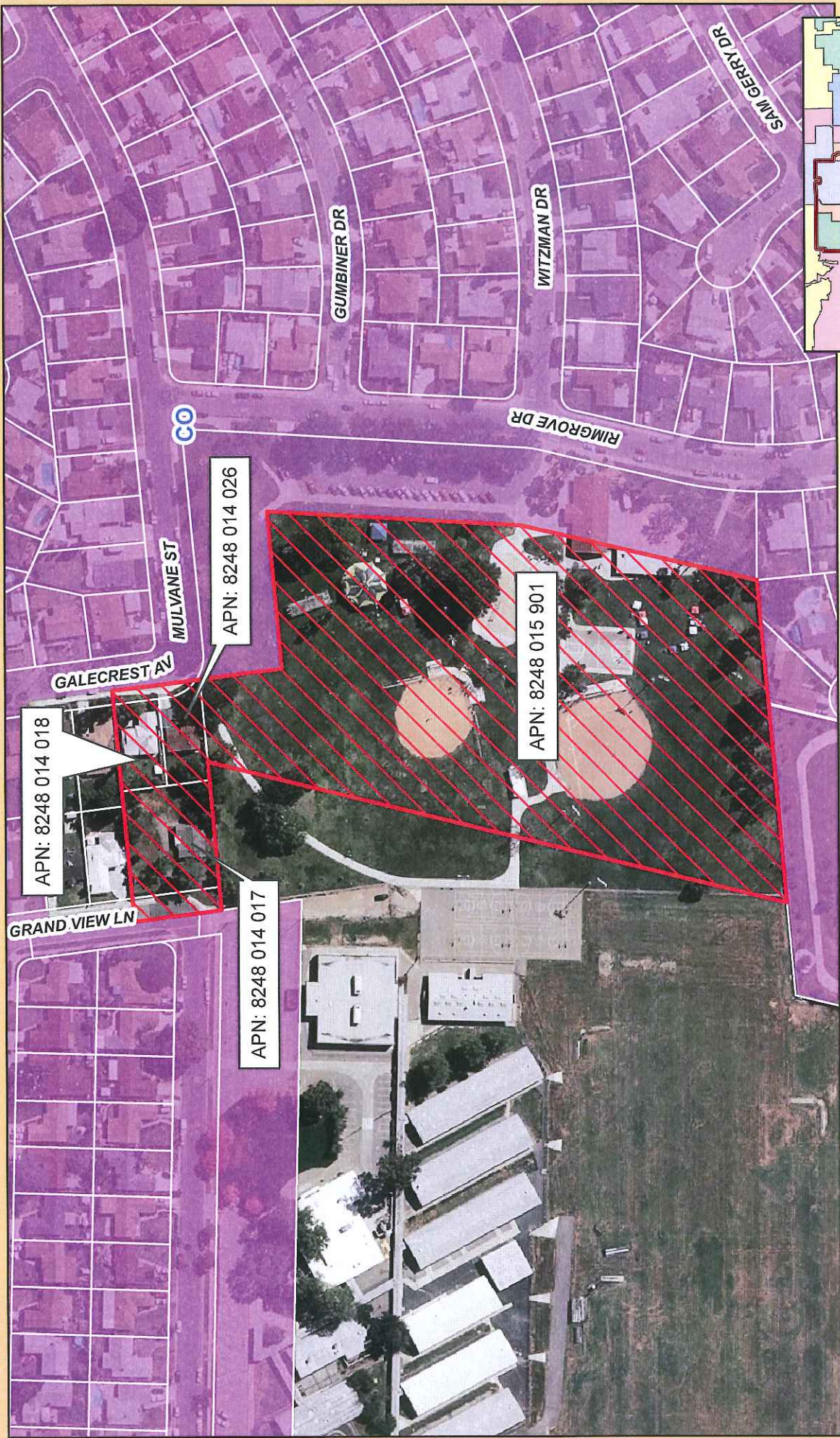
MOTION PASSES: 0/0/0

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

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



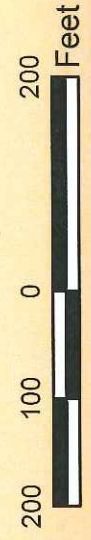


March 12, 2014 C:\GIS\MXDs\Annexations\CSD15-291.mxd








**LAFCO**  
Local Agency Formation Commission  
for the County of Los Angeles

# **Annexation No. 291 to County Sanitation District No. 15**



## **Legend**

-  Los Angeles County Sanitation District No. 15
-  County Unincorporated
-  City of West Covina
-  CSD Annexation 15-291
-  Sphere of Influence, CSD 15



**Staff Report**

**March 12, 2014**

**Agenda Item No. 6.b.**

**Annexation No. 1026 to Santa Clarita Valley Sanitation District of Los Angeles County**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	70.876± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution or Petition:	June 13, 2012
Application Filed with LAFCO:	June 25, 2012
Location:	The affected territory is located on Sierra Highway approximately 3,000 feet northwest of the intersection of Soledad Canyon Road and Sand Canyon Road.
City/County:	City of Santa Clarita
Affected Territory:	The territory consists of a college and is located within a commercial area. The topography is a flat graded pad area substantially surrounded by man-made and natural slopes.
Surrounding Territory:	Surrounding territory is residential, commercial, and industrial.
Landowner(s):	Santa Clarita Community College District
Registered Voters:	0 registered voters as of February 14, 2014
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:	Yes

**CEQA Clearance:**

The proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a) (annexation consists of areas containing existing structures developed to the density allowed by the current zoning). The categorical exemption was adopted by Santa Clarita Valley Sanitation District of Los Angeles County, as lead agency, on June 13, 2012.

**Additional Information:**

None

**FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:**

***a. Population:***

The existing population is 0 residents as of June 19, 2012. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 0 residents.

The affected territory is 70.876+/- acres. The existing land use consists of a college and is located within a commercial area.

The per capita assessed valuation issue does not apply because the affected territory is unpopulated. On February 19, 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 a flat graded pad area substantially surrounded by man-made and natural slopes.

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

The nearest populated area is 1,000 feet to the south of the affected territory. The affected territory is likely to experience no growth in the next ten years. The adjacent areas are likely to experience no growth in the next ten years.

***b. Governmental Services and Controls:***

The affected territory includes a college which requires organized governmental services. The affected territory will require governmental services indefinitely.

The present governmental services and controls in the area are adequate, and their cost is 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 Commercial.

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

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

**h. *Sphere of Influence:***

The affected territory is within the Sphere of Influence of the Santa Clarita Valley Sanitation District of Los Angeles County.

**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 currently 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 2015 Santa Clarita Valley Joint Sewerage System Facilities Plan and EIR.

***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 Commercial.

The proposal is consistent with the existing City's zoning designation of Industrial/Commercial (IC).

***o. Environmental Justice:***

Landowner of real property within the affected territory has 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(a) (annexation consists of areas containing existing structures developed to the density allowed by the current zoning).

**DETERMINATION WITHOUT NOTICE AND HEARING, AND WAIVER OF PROTEST PROCEEDINGS:**

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

**CONCLUSION:**

Staff recommends approval of the proposal as a logical and reasonable extension of the Santa Clarita Valley Sanitation District of Los Angeles County which will be for the interest of present and future inhabitants within the district and the annexation territory.

**Recommended Action:**

1. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 1026 to Santa Clarita Valley Sanitation District of Los Angeles County.

**RESOLUTION NO. 2014-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 1026 TO SANTA CLARITA VALLEY SANITATION DISTRICT  
OF LOS ANGELES COUNTY"**

WHEREAS, the Santa Clarita Valley Sanitation District of Los Angeles County (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 Santa Clarita; and

WHEREAS, the proposed annexation consists of approximately 70.876± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1026 to the Santa Clarita Valley Sanitation District of Los Angeles County"; 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 college; and

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



WHEREAS, the Commission has determined that the proposal meets all of the criteria for the Commission to make a determination without notice and hearing and waive protest proceedings entirely, pursuant to Government Code Section 56662; and

WHEREAS, the Executive Officer set the item for consideration for March 12, 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, on March 12, 2014, this Commission considered the proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

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

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

2. The Commission finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it consists of areas containing existing structures developed to the density allowed by the current zoning.
3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 70.876± acres, is uninhabited, and is assigned the following short form designation:  
  
"Annexation No. 1026 to Santa Clarita Valley Sanitation District of Los Angeles County".
5. Annexation No. 1026 to Santa Clarita Valley Sanitation District of Los Angeles County is hereby approved, subject to the following terms and conditions:
  - a. The District agrees to defend, hold harmless, and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.

- b. The effective date of the annexation shall be the date of recordation.
  - c. Payment of Registrar-Recorder/County Clerk and State Board of Equalization fees.
  - d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
  - e. The regular County assessment roll shall be utilized by the District.
  - f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
  - g. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
  - h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
6. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code Section 56882.
7. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to District.

8. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, *et seq.*

PASSED AND ADOPTED this 12<sup>th</sup> day of March 2014.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

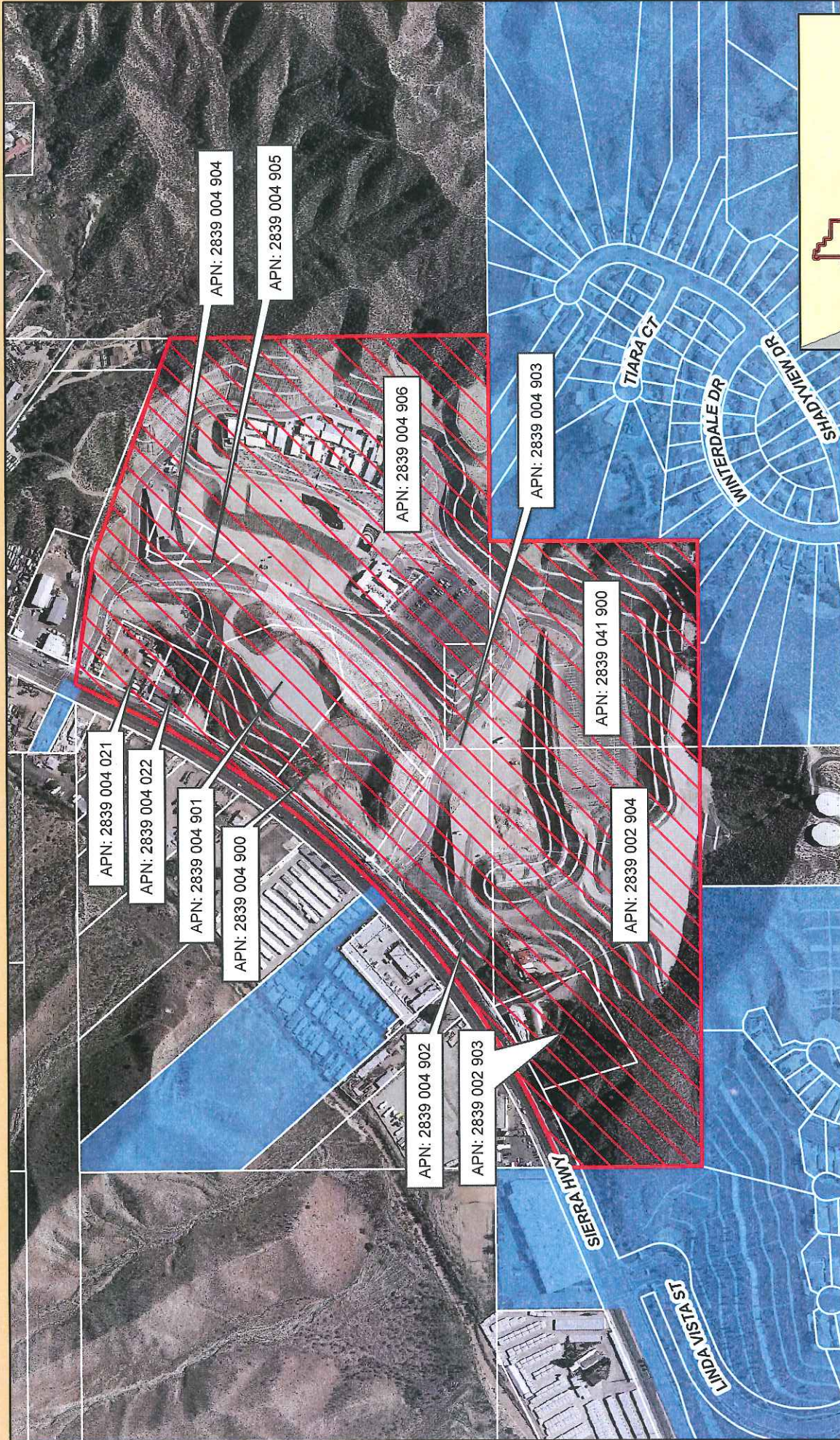
MOTION PASSES: 0/0/0

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

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

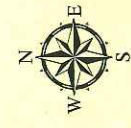




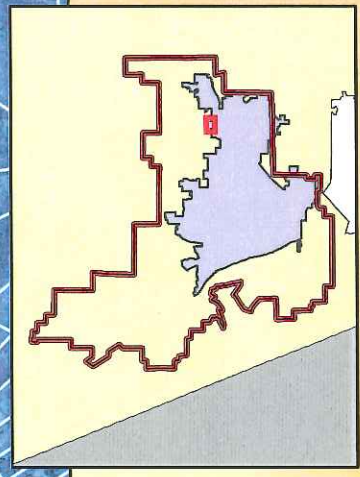
## Legend

- Santa Clarita Valley Sanitation District of Los Angeles County
- City of Santa Clarita
- CSD Annexation SCV-
- Sphere of Influence, CSD SCV

## Annexation No. 1026 to the Santa Clarita Valley Sanitation District of Los Angeles County



**LAFCO**  
Local Agency Formation Commission  
for the County of Los Angeles





# LAFCO

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  
Joseph Ruzicka

Staff

Paul A. Novak, AICP  
Executive Officer

June D. Savala  
Deputy  
Executive Officer

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

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

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

## MINUTES OF THE LOCAL AGENCY FORMATION COMMISSION

### FOR THE COUNTY OF LOS ANGELES

February 12, 2014

**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  
Joe Ruzicka, Alternate

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

**Absent:**

Paul Krekorian, Alternate  
Judith Mitchell, 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 members of the audience who planned to testify (None).

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. 416 to Los Angeles County Sanitation District No. 14, Resolution No. 2014-02RMD.
- b. Adopted the Resolution Making Determinations Approving and Ordering Annexation No. 28 to Los Angeles County Sanitation District No. 16, Resolution No. 2014-03RMD.
- c. Adopted the Resolution Making Determinations Approving and Ordering Annexation No. 706 to Los Angeles County Sanitation District No. 21, Resolution No. 2014-04RMD.
- d. Adopted the Resolution Making Determinations Approving and Ordering Annexation No. 1059 to Santa Clarita Valley Sanitation District of Los Angeles County, Resolution No. 2014-05RMD.
- e. Adopted the Resolution Making Determinations Approving and Ordering Annexation No. 1060 to Santa Clarita Valley Sanitation District of Los Angeles County, Resolution No. 2014-06RMD.
- f. Approved Minutes of January 8, 2014.
- g. Approved Operating Account Check Register for the month of December 2013 and January 2014.
- h. Received and filed update on pending applications.

MOTION:	FINLEY
SECOND:	DEAR
AYES:	CLOSE, DEAR, FINLAY, LaBONGE, PELLISSIER, GLADBACH
ABSTAIN:	NONE
ABSENT:	MOLINA, SPENCE, YAROSLAVSKY
MOTION PASSES:	6/0/0

[Supervisor Molina and Commissioner Spence arrived at 9:03 a.m.]

## 7 PUBLIC HEARING(S)

The following item was called up for consideration:

- a. Annexation No. 55 to Los Angeles County Sanitation District No. 2 (Amendment to Los Angeles County Sanitation District No. 2 Sphere of Influence).

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 and Ordering Annexation No. 55 to Los Angeles County Sanitation District No. 2 (Amendment to Los Angeles County Sanitation District No. 2 Sphere of Influence), Resolution No. 2014-07RMD.

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

[Supervisor Knabe arrived at 9:05 a.m.]

## 8 PROTEST HEARING(S)

The following item was called up for consideration:

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

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

The Commission took the following action:

- Ordered Annexation No. 713 to Los Angeles County Sanitation District No. 21; Resolution No. 2014-06PR.

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



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

## 9 OTHER ITEMS

### a. Commission Calendar 2014.

The Commission took the following action:

- Received and filed the Revised Commission Calendar 2014.

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

## 10 COMMISSIONER'S REPORT

Chair Gladbach introduced Joe Ruzicka as the newly seated LAFCO Independent Special District Alternate Member. Commissioner Ruzicka currently serves as Treasurer for the Three Valleys Municipal Water District, Division 5.

[Commissioner Yaroslavsky arrived at 9:07 a.m.]

Commissioner Dear was recently appointed as a Board Member of the Metropolitan Water District of Southern California (MWD). Commissioner Dear stated he scheduled an MWD educational tour of the Colorado River starting April 11, 2014 for a 2-night, 3-day stay. He invited and encouraged all Commissioners to register for the tour.

Commissioner Finlay asked if there were past conversations about the MWD tour. Chair Gladbach stated that there were past discussions about the MWD tour but he did not know why it never came to fruition.

Commissioner LaBonge recently visited both Kern and San Luis Obispo Counties. He stated that many lakes in those counties are near record-low levels.

Commissioner Yaroslavsky requested that the record reflect his support for the items on the Consent Calendar (6).

Chair Gladbach attended the California Collation of LAFCOs (CCL) Regional CALAFCO Meeting on January 27, 2014. He stated that the meeting was informative and there were discussions about sharing information with other LAFCOs.

11 EXECUTIVE OFFICER'S REPORT

On behalf of LAFCO staff, the E.O. welcomed Commissioner Ruzicka who is filling the remainder unexpired term for Alternate Member Independent Special District. The E.O. stated that LAFCO has initiated the process for two four-terms for both Chair Gladbach and Commissioner Ruzicka's seat.

12 PUBLIC COMMENT

(None).

13 FUTURE MEETINGS

March 12, 2014  
April 9, 2014  
May 14, 2014 (Room 374-A)  
June 11, 2014

14 FUTURE AGENDA ITEMS  
(None).

15 ADJOURNMENT MOTION

On motion of Commissioner Finlay, seconded by Commissioner Pellissier, the meeting was adjourned at 9:13 a.m.

Respectfully submitted,



Paul A. Novak, AICP  
Executive Officer

10:56 AM

03/03/14

Accrual Basis

# LAFCO 03 REGISTER REPORT February 2014

Type	Date	Num	Name	Memo	Amount	Balance
<b>10000 Cash Unrestricted</b>						
<b>10003 Operating Account</b>						
Deposit	2/3/2014			Deposit	2,500.00	2,500.00
Bill Pmt -Check	2/10/2014	7005	Accountemps	Cust#00490-001923000, ...	-112.28	2,387.72
Bill Pmt -Check	2/10/2014	7006	Donald Dear*	CCL Annual Summit	-14.69	2,373.03
Bill Pmt -Check	2/10/2014	7007	Edward J. Gladbach	CCL Annual Summit	-198.00	2,175.03
Bill Pmt -Check	2/10/2014	7008	LACERA	Larry J. Calamine, Januar...	-540.39	1,634.64
Bill Pmt -Check	2/10/2014	7009	Office Depot*	Acct#32368442	-87.66	1,546.98
Bill Pmt -Check	2/10/2014	7010	Patricia Knoebl-Wood*		-38.55	1,508.43
Bill Pmt -Check	2/10/2014	7011	Robert Half Internatio...	Cust#00490-001923000, ...	-340.00	1,168.43
Check	2/14/2014	DM	Ambar De La Torre	Salary, February 14, 2014	-1,659.36	-490.93
Check	2/14/2014	DM	Douglass Dorado	Salary, February 14, 2014	-2,462.05	-2,952.98
Check	2/14/2014	DM	Michael E. Henderson	Salary, February 14, 2014	-1,937.45	-4,890.43
Check	2/14/2014	DM	Patricia Knoebl-Wood	Salary, February 14, 2014	-1,095.82	-5,986.25
Check	2/14/2014	DM	Paul Novak	Salary, February 14, 2014	-4,328.76	-10,315.01
Check	2/14/2014	DM	Alisha O'Brien	Salary, February 14, 2014	-1,844.62	-12,159.63
Check	2/14/2014	DM	June D. Savala	Salary, February 14, 2014	-3,720.82	-15,880.45
Check	2/14/2014	DM	Federal Tax Deposit	Payroll, February 14, 2014	-4,111.95	-19,992.40
Check	2/14/2014	DM	State Income Tax	Payroll, February 14, 2014	-1,040.99	-21,033.39
Bill Pmt -Check	2/18/2014	7015	Accountemps	Cust#00490-001923000, ...	-112.28	-21,145.67
Bill Pmt -Check	2/18/2014	7016	Certified Records Ma...	Cust#00271, 02/01/14-02/...	-160.54	-21,306.21
Bill Pmt -Check	2/18/2014	7017	CoreLogic	Acct#200-694038-RR6575...	-58.32	-21,364.53
Bill Pmt -Check	2/18/2014	7018	Digitronix One*	Toner	-463.25	-21,827.78
Bill Pmt -Check	2/18/2014	7019	Huntington Park Rub...	00-0568730	-23.16	-21,850.94
Bill Pmt -Check	2/18/2014	7020	Office Depot*	Acct#32368442	-6.09	-21,857.03
Bill Pmt -Check	2/18/2014	7021	Ricoh Americas Corp	036-0027688-000	-1,566.39	-23,423.42
Bill Pmt -Check	2/18/2014	7022	Ricoh USA, Inc.	Cust#13725307, 11/01/13-...	-866.32	-24,289.74
Deposit	2/19/2014			Deposit	6,500.00	-17,789.74
Bill Pmt -Check	2/20/2014	7023	Accountemps	Cust#00490-001923000, ...	-112.28	-17,902.02
Bill Pmt -Check	2/20/2014	7024	Digitronix One	Repairs	-75.00	-17,977.02
Bill Pmt -Check	2/20/2014	7025	FedEx*	Acct#1244-7035-8	-20.11	-17,997.13
Bill Pmt -Check	2/20/2014	7026	Mail Finance	Lease# N07061692D, 12-...	-126.42	-18,123.55
Bill Pmt -Check	2/20/2014	7027	Motor Parks	Cust#025-001, Unreserve...	-595.00	-18,718.55
Bill Pmt -Check	2/20/2014	7028	Office Depot*		-290.30	-19,008.85
Bill Pmt -Check	2/20/2014	7029	Ricoh USA, Inc.	Cust#13725307	-59.00	-19,067.85
Bill Pmt -Check	2/20/2014	7030	TelePacific Communi...	Acct#120143, 02/09/14-03...	-541.99	-19,609.84
Bill Pmt -Check	2/20/2014	7031	Tropical Interior Plants	Service: January 2014	-100.00	-19,709.84
Check	2/21/2014	4325...	ADP	Processing charges for pe...	-133.86	-19,843.70
Check	2/28/2014	DM	Ambar De La Torre	Salary, February 28, 2014	-1,659.36	-21,503.06
Check	2/28/2014	DM	Douglass Dorado	Salary, February 28, 2014	-2,462.06	-23,965.12
Check	2/28/2014	DM	Michael E. Henderson	Salary, February 28, 2014	-1,937.46	-25,902.58
Check	2/28/2014	DM	Patricia Knoebl-Wood	Salary, February 28, 2014	-1,095.82	-26,998.40
Check	2/28/2014	DM	Paul A. Novak	Salary, February 28, 2014	-4,178.77	-31,177.17
Check	2/28/2014	DM	Alisha O'Brien	Salary, February 28, 2014	-1,844.62	-33,021.79
Check	2/28/2014	DM	June D. Savala	Salary, February 28, 2014	-3,720.81	-36,742.60
Check	2/28/2014	DM	Federal Tax Deposit	Payroll, February 28, 2014	-4,261.93	-41,004.53
Check	2/28/2014	DM	State Income Tax	Payroll, February 28, 2014	-1,040.99	-42,045.52
Total 10003 Operating Account					-42,045.52	-42,045.52
Total 10000 Cash Unrestricted					-42,045.52	-42,045.52
<b>TOTAL</b>					<b>-42,045.52</b>	<b>-42,045.52</b>

**AGENDA ITEM NO. 6e - March 12, 2014  
PENDING APPLICATIONS AS OF March 3, 2014**

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
1	DD	Annexation No. 2007-04 City of Industry	City of Industry	Annexation of 14.8 acres to the City of Industry. The subject territory consists principally of a street right-of-way along Valley Blvd., between Morningside Drive and the City of Industry and City of Pomona boundary line.	The City and County have been involved in ongoing negotiations. There has been no agreement to date. 7-29-12 Troy Helling indicated the City Engineer wants to move forward. Working with Industry, Pomona, and County to amend 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 reso on 09/18/12.	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 Haverimi/Kamyar Lashgari	Annex 20.62 acres of vacant land located south of Avenue H between 42nd Street West and 45th Street West in the City of Lancaster. To be developed into single family homes	Missing "will serve" letter. Pending tax transfer resolution.	12/1/2006	Unknown
6	AAO	Annexation No. 2007-18 to Los Angeles County Waterworks District No. 40	Michael Roach/ LACWD	Annex 130.29 acres of inhabited located between Avenue K & K-8 and between 30th and 35th Streets East, in the City of Lancaster.	District has been serving area since 90's. Have tax resolution. Deemed Categorical Exemption. Map & Legal pending review. Need to send approved Map & Legal to request new register voter/address info.	8/10/2007	Unknown
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 fw. 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

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
10	AAO	Reorganization 2009-16 to County Waterworks District No. 29	M.H.A.B. Trust/ Waterworks 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
11	AAO	Reorganization 2010-04 Los Angeles County Waterworks District No. 29	Malitex Partners, LLC	Detach 88 acres of vacant land from the Las Virgenes Municipal Water District and annex same said territory to Los Angeles County Waterworks District No. 29 and West Basin Municipal Water District. The project includes future construction of three homes and dedicates open space. The project site is located north of Pacific Coast Highway at the end of Murphy Way, in the unincorporated area adjacent to Malibu.	Missing "will serve" letter. Received Tax Resolution 12-29-11. Pete McCawly is working on EIR (3-6 month lead time) 09/25/12.	6/9/2010	Unknown
12	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. 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	10/25/2010	Unknown
13	DD	City of Palmdale Annexation 2011-07 (2008-02)	City of Palmdale	801.53 acres regional access is provided via Interstate 5 (I-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.	April's agenda.	4/13/2011	May-2014
14	AAO	Reorganization 2011-16 (Tesoro del Valle)	NCWD/CLWA		Pending approval of tax resolution. NCWD/CLWA are still in negotiations. No agreement yet. 09/19/12	5/5/2011	Unknown
15	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
16	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
17	AD	Annexation 28 District No. 16	Sanitation Districts	1,880 acres located at the terminus of Trevan Road approximately 200 feet south of Villa Knolls Drive, all within unincorporated Los Angeles County. (C)	Feb Agenda	2/6/2012	Mar-2014
18	AD	Annexation 291 District No. 15	Sanitation Districts	6,782 acres located on Ringrove Drive and the terminus of Galecrest Avenue, all within unincorporated Los Angeles County. (H)	Pending	3/19/2012	Unknown
19	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
20	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)	Feb Agenda	4/16/2012	Mar-2014
21	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
22	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
23	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

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
24	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
25	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
26	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
27	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
28	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1064	Sanitation Districts	286 acres located on Sand Canyon Rd at intersection with Mandalay Rd, in City of Santa Clarita. (C)	Pending	11/29/2012	Unknown
29	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
30	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
31	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
32	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
32	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
33	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
34	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
35	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
36	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
37	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
38	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 Lamonielle Street; Parcel 2 is located at the terminus of Moraine Avenue, all within the City of Claremont. (C)	Pending	5/16/2013	unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
39	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
40	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
41	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
42	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
43	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
44	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
45	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.	received tax resolution 10-23-13, application missing; revised application, plan for municipal services, resolution to initiate application, pre-zoning, CEQA, map of limiting addresses, list of limiting addresses	7/8/2013	Unknown
46	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
47	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
48	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
49	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
50	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1067	Sanitation Districts	1.998 acres located on Newhall Avenue at its intersection with Valle Del Oro, all within the City of Santa Clarita.	Pending	2/6/2014	Unknown
51	DD	Reorganization No. 2014-01	Universal Studios LLC,	Annex and detach approximately 32 acres of uninhabited territory to and from the City of Los Angeles. The project site is located northeast of the intersection of Lankershim Blvd. and Us 101 Hollywood Freeway, in and adjacent to Los Angeles County unincorporated territory of Universal City.	Sent out notice 2-20-14	2/18/2014	Unknown

**Staff Report**

**March 12, 2014**

**Agenda Item No. 7.a.**

**Annexation No. 82 to Los Angeles County Sanitation District No. 20**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	240.860± acres
Inhabited/Uninhabited:	Inhabited
Applicant:	Los Angeles County Sanitation District No. 20
Resolution or Petition:	March 28, 2007
Application Filed with LAFCO:	June 7, 2012
Location:	The affected territory is located at the southwest corner of Avenue S and 70 <sup>th</sup> Street East.
City/County:	City of Palmdale
Affected Territory:	The territory consists of 175 single-family homes and is located within a residential area. The territory is being developed to include an additional 677 proposed single-family homes. The topography is flat.
Surrounding Territory:	Surrounding territory is residential to the north and west and vacant to the east and south.
Landowner(s):	There are multiple owners of record
Registered Voters:	241 registered voters as of February 12, 2014
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 City of Palmdale, as lead agency, on November 25, 2003.

**Additional Information:**

None

**FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:**

***a. Population:***

The existing population is 385 residents as of June 4, 2012. The population density is 1.60 persons per acre.

The estimated future population is 2,556 residents.

The affected territory is 240.860+/- acres. The existing land use consists of 175 single-family homes. The proposed/future land use is an additional 677 proposed single-family homes.

The assessed valuation is \$42,829,938 as of June 4, 2012. The per capita assessed valuation is \$111,246.59. On August 21, 2012, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a property tax transfer resolution.

The topography of the affected territory is flat.

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

The nearest populated area is 1000 feet to the northwest of the affected territory. The affected territory is likely to experience significant growth in the next ten years. The adjacent areas are likely to experience significant growth in the next ten years.

***b. Governmental Services and Controls:***

The affected territory includes 175 single-family homes which require organized governmental services. The affected territory will be developed to include 677 proposed single-family homes 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 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 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. 20.

**i. Comments from Public Agencies:**

Staff did not receive any significant comments from public agencies.

**j. Ability to Provide Services:**

A portion of the annexation territory is already being serviced by the District and the entire annexation 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 Palmdale Water Reclamation Plant 2025 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 Residential.

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

**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 CEQA clearance is a Mitigated Negative Declaration adopted by the City of Palmdale, as lead agency, on November 25, 2003. Acting in its role as a responsible agency, and with respect to Annexation No. 82, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the

environmental effects of the project and the Mitigated Negative Declaration adopted by the City of Palmdale, and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings and the Mitigation Monitoring Program previously adopted by the lead agency in connect with its approval of the project.

**CONCLUSION:**

Staff recommends approval of the proposal as a logical and reasonable extension of the Los Angeles County Sanitation District No. 20 which will be for the interest of present and future inhabitants within the district and the annexation territory.

**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. 82 to Los Angeles County Sanitation District No. 20.
4. Pursuant to Government Code Section 57002, Set May 14, 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. 82 TO THE LOS ANGELES COUNTY SANITATION DISTRICT NO. 20"**

WHEREAS, the Los Angeles County Sanitation District No. 20 (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 240.860± acres of inhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 82 to the Los Angeles County Sanitation District No. 20"; 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 175 single-family homes and an additional 677 proposed single-family homes; and

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

WHEREAS, the Executive Officer has given notice of the public hearing pursuant to Government Code Sections 56150-56160, 57025, and 57026, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on February 13, 2014, which is at least 21 days prior to the public hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

WHEREAS, on March 12, 2014, after being duly and properly noticed, this proposal came on for hearing, at which time this Commission heard and received all oral and written testimony, objections, and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for May 14, 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

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, acting in its role as a responsible agency with respect to Annexation No. 82 to Los Angeles County Sanitation District No. 20, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the Mitigated Negative Declaration adopted on

November 25, 2003 by the City of Palmdale, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. The Commission finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings, including the Mitigation Monitoring Plan previously adopted by the lead agency in connection with its approval of the project.

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 240.860± acres, is inhabited, and is assigned the following short form designation:

"Annexation No. 82 to Los Angeles County Sanitation District No. 20".

4. Annexation No. 82 to Los Angeles County Sanitation District No. 20 is hereby approved, subject to the following terms and conditions:
  - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
  - b. The effective date of the annexation shall be the date of recordation.



- c. Payment of Registrar-Recorder/County Clerk and State Board of Equalization fees.
  - d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
  - e. The regular County assessment roll shall be utilized by the District.
  - f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
  - g. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
  - h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
5. Pursuant to Government Code Section 57002, the Commission hereby sets the protest hearing for May 14, 2014 at 9:00 a.m. and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.

PASSED AND ADOPTED this 12<sup>th</sup> day of March 2014.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

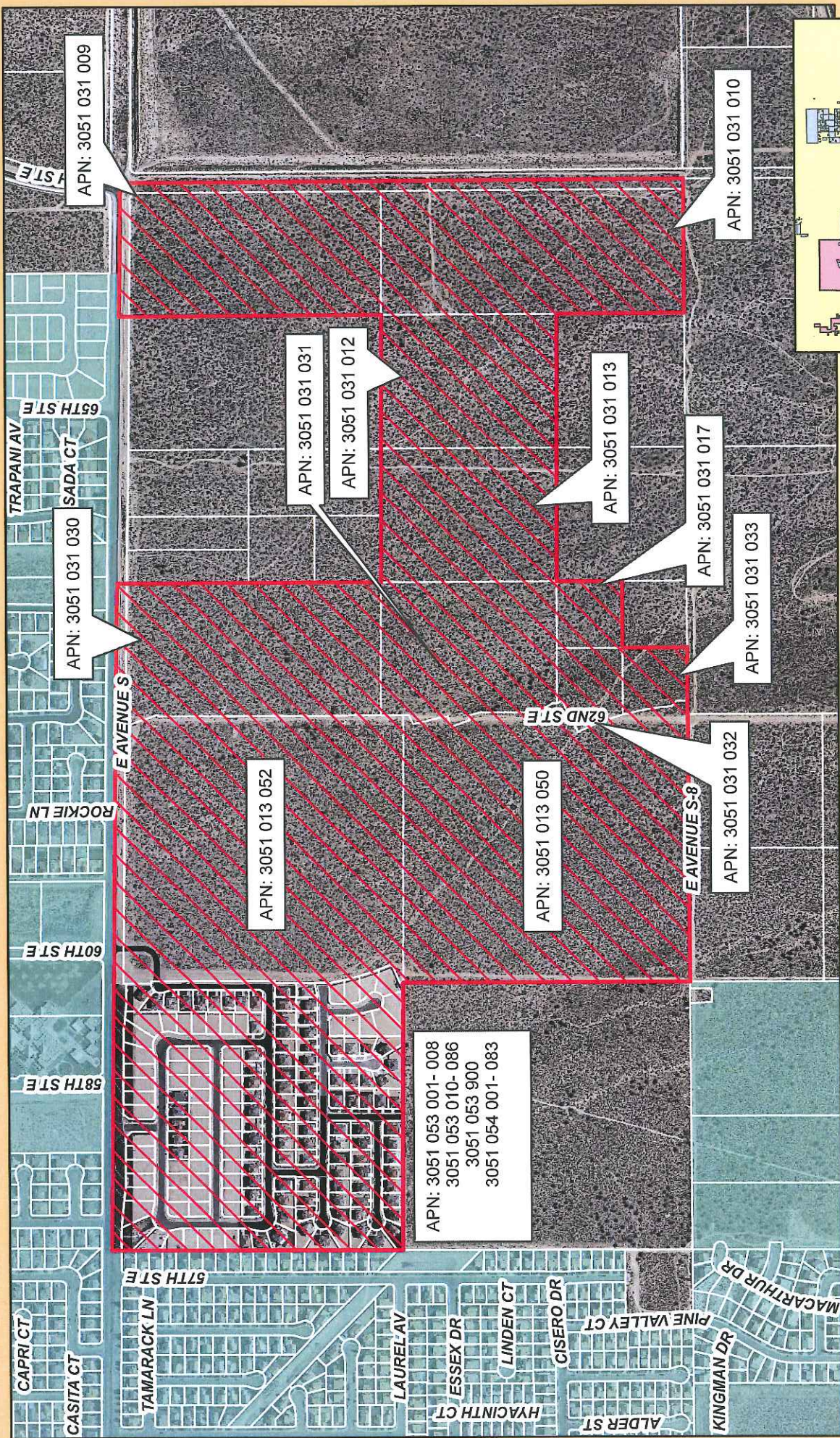
MOTION PASSES: 0/0/0

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






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





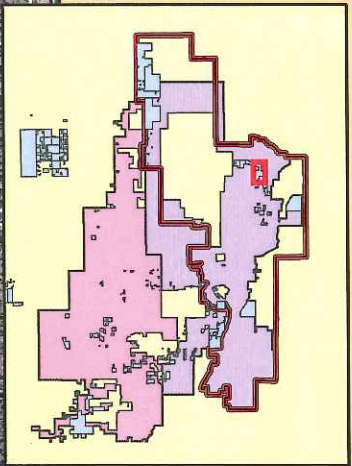
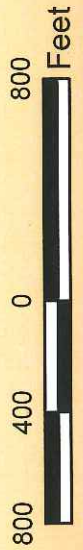
### Legend

-  Los Angeles County Sanitation District No. 20
-  20-82
-  City of Lancaster
-  City of Palmdale
-  Sphere of Influence, CSD 20

## Annexation No. 82 to County Sanitation District No. 20



**LAFCO**  
Local Agency Formation Commission  
for the County of Los Angeles





## **Staff Report**

**March 12, 2014**

### **Agenda Item No. Number 7.b.**

#### **Municipal Service Review (MSR) and Sphere of Influence (SOI) Update for the City of Gardena**

##### Background

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

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

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

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

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

- A. Present and planned land uses in the area: Gardena is a city that is largely built out, largely with residential uses comprising nearly half (44%) of the land area. Gardena has a fair amount of commercial and retail uses along major corridors, as well as a relatively large industrial area in the northern portion of the City. There is relatively little vacant land. No significant changes to the existing land uses are anticipated.
- B. Present and probable need for public facilities and services in the area: Gardena’s recent growth rate of 2.4% between 2000 and 2012 is less than that of the County of Los Angeles as a whole (3.4% between 2000 and 2012). Even over the long-term, to the year 2035, a relatively modest increase of 275 persons per year is

anticipated. Given a relatively stable population, the demand for services is unlikely to increase in any significant fashion.

- C. Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide: Given the City's overall budget stability, combined with a relatively stable population, the City has the ability to provide services to residents and business for the foreseeable future. The City of Gardena, additionally, is well-served by regional providers such as the Consolidated Fire Protection District of Los Angeles County, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District. The City of Gardena needs to continue its on-going efforts to build a new police facility and senior citizen center. The City of Gardena should endeavor to acquire and develop new parks, with the goal of providing the 175 acres of parkland identified in the City of Gardena General Plan.
- D. Existence of any social or economic communities of interest: There are no significant social or economic communities of interest.
- E. Present and probable need for public facilities or services related to sewers, municipal and industrial water, and structural fire protection for any disadvantaged unincorporated communities within the existing and proposed SOI. There are no DUCs within the City of Gardena's Sphere of Influence. The DUCs that are adjacent to the City of Gardena are located within the SOIs of other cities (Hawthorne and Los Angeles). With respect to the three adjacent DUCs, analysis indicates that each is within the SOI of either the City of Hawthorne or the City of Los Angeles. In most instances, landowners and business-owners in these DUCS are receiving services related to sewers, municipal and industrial water, and structural fire protection from the same regional service providers as city residents. Even for Area 3, which, in an annexation to the City of Los Angeles, might involve a change in water service or structural fire protection (depending on the terms and conditions of the annexation), potential changes would involve switching over from one established service provider to another, and are not likely to have any significant impact upon residents and business-owners in the affected DUCs. Gardena representatives indicated that the City has no plans to expand into any adjoining unincorporated territories, including those in which these DUCs are located. Given that these DUCs are located within the SOIs of other cities, it is highly unlikely that Gardena would annex these DUCs at any time in the foreseeable future. The DUCs are more likely to be annexed by the city which has the SOI in which each DUC is located.

These recommended SOI determinations are addressed in Section 2 (Pages 3-4) of the attached Resolution Making Determinations No. 2014-00RMD.

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

Population:

- Gardena is a city that is largely built out, largely with residential uses comprising nearly half (44%) of the land area.
- Gardena has a fair amount of commercial and retail uses along major corridors, as well as a relatively large industrial area in the northern portion of the City. There is relatively little vacant land.
- Gardena’s recent growth rate of 2.4% between 2000 and 2012 is less than that of the County of Los Angeles as a whole (3.4% between 2000 and 2012).
- Even over the long-term, to the year 2035, a relatively modest increase of 275 persons per year is anticipated.
- Given a relatively stable population, the demand for services is unlikely to increase in any significant fashion.

Disadvantaged Unincorporated Communities:

- There are no DUCs within the City of Gardena’s Sphere of Influence.
- The DUCs that are adjacent to the City of Gardena are located within the SOIs of other cities (Hawthorne and Los Angeles).
- With respect to the three adjacent DUCs, analysis indicates that each is within the SOI of either the City of Hawthorne or the City of Los Angeles. In most instances, landowners and business-owners in these DUCS are receiving services related to sewers, municipal and industrial water, and structural fire protection from the same regional service providers as city residents. Even for Area 3, which, in an annexation to the City of Los Angeles, might involve a change in water service or structural fire protection (depending on the terms and conditions of the annexation), potential changes would involve switching over from one established service provider to another, and are not likely to have any significant impact upon residents and business-owners in the affected DUCs.
- Gardena representatives indicated that the City has no plans to expand into any adjoining unincorporated territories, including those in which these DUCs are located.

- Given that these DUCs are located within the SOIs of other cities, it is highly unlikely that Gardena would annex these DUCs at any time in the foreseeable future. The DUCs are more likely to be annexed by the city which has the SOI in which each DUC is located.

*Present and Planned Capacity of Public Facilities:*

- The City of Gardena is well-served by regional providers such as the Consolidated Fire Protection District of Los Angeles County, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District.
- The City of Gardena needs to continue its on-going efforts to build a new police facility and senior citizen center.
- The City of Gardena should endeavor to acquire and develop new parks, with the goal of providing the 175 acres of parkland identified in the City of Gardena General Plan.

*Financial Ability of Agencies to Provide Services:*

- Gardena's overall budget picture is reasonably positive, and represents a significant improvement from the City's budget picture in the mid-2000's.
- The City of Gardena should continue its efforts to achieve General Fund balances approaching its goal of 25% of the General Fund budget.
- Given the City's overall budget stability, combined with a relatively stable population, the City has the ability to provide services to residents and business for the foreseeable future.
- Regardless of its inherent benefits, City leaders should be cautious about becoming over-reliant upon revenue from gaming operations located within city boundaries.

*Status of, and Opportunities for, Shared Facilities:*

- The City of Gardena is well-served by regional providers such as the Los Angeles Sheriff's Department, the County's Library Department, the County's Animal Care & Control Department, the Sanitation Districts of Los Angeles County, the County of Los Angeles Sewer Maintenance District. These regional providers provide adequate service to City residents and business-owners, and the City of Gardena should maintain positive working relationships with these agencies.

- There are no apparent opportunities for additional shared facilities.

Accountability for Community Service Needs:

- City staff is doing a good job of communicating basic information to City residents, business-owners, and interested parties.
- City staff should maintain efforts to provide City documents (budget information, General Plan, etc.) on the City's website.

Other:

(No determinations.)

These recommended MSR determinations are addressed in Chapter Four (Pages 21-23) of the the attached Draft City of Gardena Municipal Service Review.

Discussion

The City of Gardena was incorporated as a General Law City on September 11<sup>th</sup>, 1930. According to the United States Census Bureau, Gardena's 2010 population is 58,529 residents, which represents a 1.9% increase over its population in 2000 (57,746). Gardena is 5.83 square miles, giving the city a population density of 10,093 persons per square mile. The predominant land-use is low-density residential, which represents almost one-third (30.0%) of the total area of the City." Gardena is governed by a mayor and 4 council-members, all of whom are elected on an "at large" (citywide) basis, as are the City Treasurer and City Clerk.

The City of Gardena has made significant improvements the City's financial position on both a short-term and long-term basis, compared to the City's position a decade or so ago. Gardena's overall budget picture is reasonably positive, and includes an on-going commitment to set aside in reserves an amount equal to 25% of the General Fund budget. Given the City's overall budget stability, combined with a relatively stable population, the City has the ability to provide services to residents and business for the foreseeable future.

The City of Gardena has a "coterminous" Sphere of Influence (see Exhibit "A"), which means that the SOI boundary follows the boundaries of the incorporated city. Staff is recommending that the Commission adopt and confirm the existing SOI for the City of Gardena.

LAFCO staff has met with and spoken with City representatives, and considered all City input before finalizing the MSR and its recommendations concerning all areas within Gardena's SOI. Staff notes that City of Gardena representatives were extremely forthcoming and cooperative in terms of providing requested documents and responding to numerous LAFCO inquiries.



**California Environmental Quality Act (CEQA)**

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

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

**Staff Recommendation:**

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

- 1) Open the public hearing and receive testimony on the proposed Municipal Service Review and Sphere of Influence Update for the City of Gardena;
- 2) There being no further testimony, close the public hearing;
- 3) Adopt a finding that adoption of the Municipal Service Review and Sphere of Influence Update for the City of Gardena is not subject to the California Environmental Quality Act because it can be seen with certainty that the recommended actions have no possibility of having a significant adverse effect on the environment; and, in the alternative, that these recommendations are not a project for purposes of CEQA because they are organizational activities of governments with no direct nor indirect effects on the physical environment pursuant to Section 15378 of the State CEQA Guidelines.
- 4) Adopt the March 12, 2014 City of Gardena Municipal Service Review;
- 5) Adopt the recommended determinations required for a Municipal Service Review as contained in both the staff report and the MSR pursuant to Government Code Sections 56430;
- 6) Adopt the recommended determinations required for the Update of the Sphere of Influence as contained in both the staff report and the MSR pursuant to Government Code Sections 56425;

- 7) Adopt the SOI Update for the City of Gardena, pursuant to Government Code Section 56425, as shown on the enclosed map (Exhibit "A"); and
- 8) Adopt Resolution No. 2014-00 RMD adopting the MSR and SOI Update for the City of Gardena.

Attachments:

- Draft Resolution
- Draft City of Gardena Municipal Service Review
- Exhibit "A" Gardena Sphere of Influence Map
- Exhibit "B" Disadvantaged Unincorporated Communities (DUCs) Adjacent to the City of Gardena

**RESOLUTION NO. 2014-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR THE COUNTY OF LOS ANGELES ADOPTING THE**  
**MUNICIPAL SERVICE REVIEW (MSR) AND THE SPHERE OF INFLUENCE**  
**(SOI) UPDATE FOR THE CITY OF GARDENA**

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

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

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

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

WHEREAS, the Executive Officer has submitted to the Commission an MSR and SOI Update, including recommendations relative to any potential changes to the existing SOI for the City of Gardena;

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

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

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

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

WHEREAS, the Executive Officer, pursuant to Government Code Section 56427, set March 12<sup>th</sup>, 2014, as the hearing date on this MSR and SOI study proposal, and gave the required notice of public hearing pursuant to Section 56427;

WHEREAS, after being duly and proper noticed, the Commission held a public hearing on the proposal on March 12<sup>th</sup>, 2014, and at the hearing the Commission heard and received all oral and written protests, objections, and evidence which were made, presented, or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer;

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

WHEREAS, a map of the DUCs adjacent to the City of Gardena's SOI is attached as Exhibit "B," attached hereto and incorporated by reference herein;

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

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

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

NOW, THEREFORE, BE IT RESOLVED as follows:

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

Sphere of Influence Update for the City of Gardena:

- A. Present and planned land uses in the area: Gardena is a city that is largely built out, largely with residential uses comprising nearly half (44%) of the land area. Gardena has a fair amount of commercial and retail uses along major corridors, as well as a relatively large industrial area in the northern portion of the City. There is relatively little vacant land. No significant changes to the existing land uses are anticipated.
- B. Present and probable need for public facilities and services in the area: Gardena's recent growth rate of 2.4% between 2000 and 2012 is less than that of the County of Los Angeles as a whole (3.4% between 2000 and 2012). Even over the long-term, to the year 2035, a relatively modest increase of 275 persons per year is anticipated. Given a relatively stable population, the demand for services is unlikely to increase in any significant fashion.

- C. Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide: Given the City's overall budget stability, combined with a relatively stable population, the City has the ability to provide services to residents and business for the foreseeable future. The City of Gardena, additionally, is well-served by regional providers such as the Consolidated Fire Protection District of Los Angeles County, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District. The City of Gardena needs to continue its on-going efforts to build a new police facility and senior citizen center. The City of Gardena should endeavor to acquire and develop new parks, with the goal of providing the 175 acres of parkland identified in the City of Gardena General Plan.
- D. Existence of any social or economic communities of interest: There are no significant social or economic communities of interest.
- E. Present and probable need for public facilities or services related to sewers, municipal and industrial water, and structural fire protection for any disadvantaged unincorporated communities within the existing and proposed SOI. There are no DUCs within the City of Gardena's Sphere of Influence. The DUCs that are adjacent to the City of Gardena are located within the SOIs of other cities (Hawthorne and Los Angeles). With respect to the three adjacent DUCs, analysis indicates that each is within the SOI of either the City of Hawthorne or the City of Los Angeles. In most instances, landowners and business-owners in these DUCS are receiving services related to sewers, municipal and industrial water, and structural fire protection from the same regional service providers as city residents. Even for Area 3, which, in an annexation to the City of Los Angeles, might involve a change in water service or structural fire protection (depending on the terms and conditions of the annexation), potential changes would involve switching over from one established service provider to another, and are not likely to have any significant impact upon residents and business-owners in the affected DUCs. Gardena representatives indicated that the City has no plans to expand into any adjoining unincorporated territories, including those in which these DUCs are located. Given that these DUCs are located within the SOIs of other cities, it is highly unlikely that Gardena would annex these DUCs at any time in the foreseeable future. The DUCs are more likely to be annexed by the city which has the SOI in which each DUC is located.
3. The Executive Officer's staff report and recommendations for adoption of the MSR and adoption of an SOI Update for the City of Gardena are hereby incorporated by reference and adopted.

4. The Executive Officer is hereby directed to add the words “Reconfirmed March 12, 2014” to the official LAFCO SOI map for the City of Gardena.
5. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Section 56882 of the Government Code.

PASSED AND ADOPTED this 12<sup>th</sup> day of March, 2014.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES:

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PAUL A. NOVAK, Executive Officer

**City of Gardena  
Municipal Service Review  
March 12, 2014**

**Chapter One: Background**

**Municipal Boundaries**

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

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

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

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

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

**What are LAFCO’s?**

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



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

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

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

Local Agency Formation Commission for the County of Los Angeles

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

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

LAFCO does not regulate boundaries for the following public agencies:

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

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

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

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

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

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

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

The Commission appoints an Executive Officer and Deputy Executive Officer. A small staff reports to the Executive Officer and Deputy Executive Officer. LAFCO’s office is located at 80 South Lake (Suite 870) in the City of Pasadena. The office is open Monday through Thursday from 7:00 a.m. to 5:00 p.m. The office is closed on Fridays.

#### What are LAFCO’s responsibilities?

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

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

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

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

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

#### Municipal Service Reviews

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

Staff is currently preparing MSR's for 9 cities and 14 special districts (Round Two). Staff has completed MSRs for one city (Santa Clarita) and two special districts (Huntington Municipal Water District and Palmdale Water District), all of which have been adopted by the Commission. The remaining MSRs are currently being prepared and are scheduled be adopted by the Commission by the mid-year 2014.

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

- Growth and population projections for the affected area;
- The location and characteristics of any disadvantaged unincorporated communities (DUCs) within or contiguous to a city or district's SOI;
- Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs of deficiencies;
- Financial ability of agencies to provide services;
- Status of, and opportunities for, shared facilities;

- Accountability for community service needs, including governmental structure and operational efficiencies; and
- Any other matter related to effective or efficient service delivery.

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

(Report continues on Page 6)

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## **Chapter Two: The City of Gardena**

### **Background**

The City of Gardena was incorporated as a General Law City on September 11<sup>th</sup>, 1930.<sup>1</sup>

According to the United States Census Bureau, Gardena's 2010 population is 58,529 residents, which represents a 1.9% increase over its population in 2000 (57,746). Gardena is 5.83 square miles, giving the city a population density of 10,093 persons per square mile. The City has 21,472 housing units, and the homeownership rate is 47.6%. At the time of the 2010 Census, the median value of owner-occupied housing units was \$385,500).<sup>2</sup>

According to the Land Use Element of the City's General Plan, the predominant land-use is low-density residential, which represents almost one-third (30.0%) of the total area of the City." Given potential build-out of vacant parcels and infill development, the total residential capacity for the city is 64,642 residents.<sup>3</sup>

Gardena is located in the "South Bay Cities" sub-region of the Southern California Association of Governments.

Gardena is adjacent to the unincorporated communities of Athens and El Camino Village as well as the cities of Hawthorne, Los Angeles, and Torrance. The area to the east, within the City of Los Angeles, is the so-called "Harbor Gateway Strip," a relatively narrow, lengthy strip of City territory connecting the central portion of the City of Los Angeles to the Port of Los Angeles and the City of Los Angeles neighborhoods of Harbor City, Wilmington, and San Pedro to the south.

El Camino College, a community college operated by the El Camino Community College District, lies just outside the City boundary southwesterly of the intersection of Crenshaw Boulevard and Manhattan Beach Boulevard.

The northerly portion of Gardena is approximately 2,000 feet west of the Harbor (I-110) Freeway and the city's southerly boundary is approximately 2,000 feet north of the San Diego (I-405) Freeway. The Artesia (State Route 91) Freeway terminates just easterly of the city boundary and outlets to Artesia Boulevard traveling east-west through the city.

The City of Gardena is laid out in a large "grid" pattern, well-served by major north-south (Vermont, Normandie, Western, and Crenshaw) and east-west (El Segundo, Rosecrans, Redondo Beach, and Artesia) arterials.

The topography of Gardena is predominantly flat. The Dominguez Creek/Channel traverses the western and southern portions of the city.

The City of Gardena has a "coterminous" Sphere of Influence (see Exhibit "A"), which means that the SOI boundary follows the boundaries of the incorporated city. The Commission placed the unincorporated area westerly of the city (known as El Camino Village) in the City's SOI in 1984, in a "Joint SOI" with the cities of Hawthorne and Lawndale. In 2005, this area was removed from Gardena's SOI, resulting in the coterminous SOI designation.

Gardena is governed by a mayor and 4 council-members, all of whom are elected on an "at large" (citywide) basis, as are the City Treasurer and City Clerk.

One anomaly relative to the City's existing boundaries involves Gardena High School. Although surrounded entirely on three sides by the City of Gardena, and substantially surrounded on the southerly side by the City of Gardena as well, the high school is located within the boundaries of the City of Los Angeles.

(Report continues on Page 8)

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### Chapter Three: Discussion and Determinations

#### Population

According to the United States Census Bureau, Gardena's 2010 population is 58,529 residents, which represents a 1.9% increase over its population in (57,746) in 2000.

According to the Southern California Association of Governments (SCAG), the 2012 Regional Transportation Plan (RTP) identifies a 2008 population in Gardena of 58,800 residents, reasonably close to the Census figures. The City's recent growth rate is substantially lower than the growth rate for the County as a whole. The RTP forecast projects nominal growth in the City of Gardena, projecting 59,700 residents in 2020, slightly higher than the current population. The RTP forecast shows substantially more growth between 2020 (59,700 residents) and 2035 (66,200 residents). Even with more growth projected in the latter timeframe, the growth is still relatively modest, as Gardena would be expected to add roughly 275 residents or so every year through the year 2035.<sup>4</sup>

#### **Exhibit 1 City of Gardena Population**

<u>Year</u>	<u>Population</u>	<u>Percentage Increase</u>
2008	58,800	N/A
2020	59,700	1.53%
2035	66,200	10.89%

Source: SCAG 2012 Regional Transportation Plan Adopted Growth Forecast

Of the City's 3,749 acres, existing land uses in the City are:

- 1,655 acres (44%) of residential:
  - 1,126 acres (30%) are Low Density Residential;
  - 389 acres (10.5%) are Medium Density Residential;
  - 82 acres (2%) are High Density Residential;
  - 58 acres (1.5%) are Mobile Home Park;
- 407 acres (11%) of Commercial and Mixed-Use;
- 594 acres (16%) of Industrial;
- 240 acres (6%) of Public; and
- 44 acres (1%) Vacant; and
- 809 acres (22%) of Streets and Rights-of-Way.<sup>5</sup>

As noted in the Community Development Element Land Use Plan, a component of the City's 2006 General Plan, Gardena is a highly urbanized city that is 98.8 percent developed.<sup>6</sup> The City's commercial and retail uses tend to cluster along major corridors (Artesia Boulevard, Redondo Beach Boulevard, Crenshaw Avenue, and Western Avenue) and the industrial uses are predominantly clustered in the northern portion of the city in an area generally bounded by El Segundo Boulevard, Van Ness Avenue, Rosecrans Avenue, and Normandie Avenue.<sup>7</sup> Substantial neighborhoods of single-family, low-rise dwellings are found throughout the City.

Staff notes that the City's own estimated growth rate of "1-2%" per year is consistent with the growth rate anticipated by independent public agencies like the Bureau of the Census and SCAG.<sup>8</sup> Further, SCAG's projected population for Gardena in 2035 (66,200) is relatively close to the City's own "Residential Capacity" analysis (64,262) based upon existing General Plan designations.<sup>9</sup> This reflects good planning on the City's part for future growth, with adequate time in which to make adjustments to accommodate the difference between the two numbers.

#### **Determinations:**

- **Gardena is a city that is largely built out, largely with residential uses comprising nearly half (44%) of the land area.**
- **Gardena has a fair amount of commercial and retail uses along major corridors, as well as a relatively large industrial area in the northern portion of the City. There is relatively little vacant land.**
- **Gardena's recent growth rate of 2.4% between 2000 and 2012 is less than that of the County of Los Angeles as a whole (3.4% between 2000 and 2012).**



- **Even over the long-term, to the year 2035, a relatively modest increase of 275 persons per year is anticipated.**
- **Given a relatively stable population, the demand for services is unlikely to increase in any significant fashion.**

#### Disadvantaged Unincorporated Communities

As of January 1, 2012, LAFCOs are required to make determinations regarding the location and characteristics, and the adequacy of certain facilities and services, in any Disadvantaged Unincorporated Communities (DUCs) within or contiguous to the Sphere of Influence when preparing an MSR. The law defines a DUC as a community with an annual median household income that is less than 80% (eighty percent) of the statewide annual median household income. Currently that income level is \$46,620. The law requires that LAFCOs consider “the location and characteristics of any disadvantaged communities within or contiguous to the sphere of influence” when preparing an MSR.

Gardena's city boundary and SOI are coterminous. There are no DUCs within the City of Gardena Sphere of Influence.

There are three separate DUCs (identified as Areas “1,” “2,” and “3” on “Exhibit ‘B,’” attached) in locations adjacent to the City of Gardena:<sup>10</sup>

- Area 1 is 92.3 acres in size and is bordered by Crenshaw Boulevard on the east (adjacent to the Gardena City boundary), Marine Avenue on the south, Yukon Avenue on the west, and various streets on the north. The City of Hawthorne borders this DUC to the west and north, and the DUC is within the City of Hawthorne Sphere of Influence. The area is predominantly single-family and multi-family residential, with retail-commercial uses along the major corridors (Crenshaw and Marine). The Dominguez Channel/Creek borders the northeasterly perimeter of Area 1, and it also bisects the southwesterly portion near the intersection of Marine and Yukon. A County park and public elementary school, and associated athletic fields, are located in the westerly portion of Area 1 near the intersection of Marine Avenue and Yukon Avenue. The County of Los Angeles Masao W. Satow Library is located just below the intersection of Rosecrans Avenue and Crenshaw Boulevard.
- Area 2, at 76.3 acres in size, is the smallest of the three DUCs adjacent to the City of Gardena. It is bordered by 135<sup>th</sup> Avenue to the south, Crenshaw Boulevard to the east, adjacent to the Gardena City boundary; 132<sup>nd</sup> Street on the North, and Yukon Avenue on the west. Area 2 is surrounded by the City of Hawthorne on the north, west, and south sides, and it is within the City of Hawthorne Sphere of Influence. The area is composed primarily of single-family dwellings, with some commercial/retail uses along Crenshaw Boulevard.
- Area 3—at 1,792.5 acres in size, or nearly three square miles—is the largest of the three DUCs adjacent to the City of Gardena. It is bordered by El Segundo Boulevard on the south, adjacent to Gardena's northerly boundary; Vermont Avenue on the east, adjacent

to the City of Los Angeles; various streets on the west, adjacent to the City of Hawthorne and the City of Inglewood; and on the north by various streets, adjacent to the City of Los Angeles. This DUC is within the City of Los Angeles Sphere of Influence. Area 3 is bisected (east-west) by the Century Freeway (Interstate 105) near its southern boundary. There is a wide variety of land-uses within Area 3: single-family and multi-family residential; commercial-retail uses, primarily along major north-south corridors such as Vermont, Normandie, and Western Avenues; and larger public uses, such as Los Angeles Southwest College and several high schools.

In its response to LAFCO's inquiry, Gardena representatives indicated that the City has no plans to expand into any adjoining unincorporated territories, including those in which these DUCs are located. Given these issues, it is highly unlikely that Gardena would annex these DUCs at any time in the foreseeable future.

All three of the DUCs contiguous to the City of Gardena are located in highly urbanized communities that are served by existing providers. Were any of these areas annexed into cities, in many respects those service providers would not change. For example, all of the unincorporated areas in question receive fire protection from the Consolidated Fire Protection District of Los Angeles County, as does the territory within both the cities of Gardena and Hawthorne; in this regard, annexation to Gardena or Hawthorne would not lead to any significant change in terms of structural fire protection. All of the DUCs are currently served by County Sanitation District No. 5; sanitary sewer service would continue to be provided by District No. 5 were any of the DUCs to be annexed to any of the adjacent cities. In terms of water service, Gardena and Hawthorne are served by private water companies, as are the two DUCs identified as Area 1 and Area 2. Annexation of these two DUCs into either Gardena or Hawthorne would not impact water service.

Service changes would occur if all or a portion of Area 3 were annexed by the City of Los Angeles, in which case structural fire protection would likely be provided by the City of Los Angeles Fire Department (rather than the Consolidated Fire Protection District of Los Angeles County). Water service could be provided by the City of Los Angeles Department of Water & Power (rather than private water companies). Further, structural fire protection and water service issues could be impacted by the terms and conditions of any particular annexation to the City of Los Angeles.

The DUCs contiguous to the City of Gardena are located in highly urbanized communities that are served by existing providers. In many instances, existing providers have been serving these communities for decades. In any foreseeable annexation, potential changes would involve switching over from one established service provider to another, and are not likely to have any significant impact upon residents and business-owners in the affected DUCs.

#### **Determinations:**

- **There are no DUCs within the City of Gardena's Sphere of Influence.**
- **The DUCs that are adjacent to the City of Gardena are located within the SOIs of other cities (Hawthorne and Los Angeles).**

- **With respect to the three adjacent DUCs, analysis indicates that each is within the SOI of either the City of Hawthorne or the City of Los Angeles. In most instances, landowners and business-owners in these DUCS are receiving services related to sewers, municipal and industrial water, and structural fire protection from the same regional service providers as city residents. Even for Area 3, which, in an annexation to the City of Los Angeles, might involve a change in water service or structural fire protection (depending on the terms and conditions of the annexation), potential changes would involve switching over from one established service provider to another, and are not likely to have any significant impact upon residents and business-owners in the affected DUCs.**
- **Gardena representatives indicated that the City has no plans to expand into any adjoining unincorporated territories, including those in which these DUCs are located.**
- **Given that these DUCs are located within the SOIs of other cities, it is highly unlikely that Gardena would annex these DUCs at any time in the foreseeable future. The DUCs are more likely to be annexed by the city which has the SOI in which each DUC is located.**

(Report continues on Page 13)

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**Present and Planned Capacity of Public Facilities**

Providers of municipal services in the City of Gardena are identified in Exhibit 2, below.

<b>Exhibit 2</b> <b>City of Gardena Municipal Services</b>	
Police	Direct
Fire & Paramedic	Consolidated Fire Protection District of Los Angeles County ("fee-for-service" city)
Water Retailer(s)	Golden State Water Company
Wastewater Disposal	Los Angeles County Sanitation District No. 5
Sewer Maintenance	County of Los Angeles Sewer Maintenance District
Solid Waste	Waste Resources of Gardena (contractor)
Stormwater Maintenance	Direct
Street Maintenance	Direct
Street Lighting	Direct, Southern California Edison
Electric Power	Southern California Edison
Natural Gas	Southern California Gas Company
Parks & Recreation	Direct
Library	Los Angeles County Public Library System
Transit	Metro, Direct
Land Use	Direct
Building	Direct
Animal Control	Los Angeles County Animal Care & Control
Vector Control	Greater Los Angeles County Vector Control District Los Angeles County West Vector Control District (Rosecrans Corridor)

**Law enforcement/police:** Law enforcement services in the City of Gardena are provided by the city's own police department. The department is staffed with 95 sworn officers and 45 civilian employees. The department has temporary holding facilities to accommodate up to 34 individuals, a Special Response (SWAT) Unit, and its own canine unit. The Gardena Police Department fields a minimum of seven patrol units during the day and generally eight patrol units at night. The City of Gardena is the only City within the South Bay to have a city-wide camera program.<sup>11</sup>

The City has identified a need for new facilities for its police department, as 125 employees are serving in a building designed to accommodate 80 employees. The City currently is planning for the proposed police center on recently-acquired land that is adjacent to City Hall. Beyond the need for a new building, the City does not foresee any infrastructure needs, deficiencies, or constraints that will impede its ability to continue to provide law enforcement services.<sup>12</sup>

A number of services—including basic academy training, bomb squad, crime lab, long-term holding facilities, and search-and-rescue—are provided by the Los Angeles County Sheriff's Department at no cost to the City.<sup>13</sup>

**Fire:** Gardena has been under contract for fire protection with the Consolidated Fire Protection District of Los Angeles County (CFPD) since October of 2000 (prior to that time, the city had its own fire department). There are three CFPD stations serving Gardena:

- Fire Station 158, located at 1650 West 162<sup>nd</sup> Street in the City of Gardena;
- Fire Station 159, located at 2030 West 135<sup>th</sup> Street in the City of Gardena; and
- Fire Station No. 95, located at 137 West Redondo Beach Boulevard in unincorporated Los Angeles County territory, approximately one mile east of Gardena's eastern boundary.

Within Battalion 7—the CFPD's battalion responsible for the cities of Carson, Compton, Gardena, and neighboring unincorporated areas—there are 5 additional fire stations.<sup>14</sup>

**Water Retailers:** Retail water service is provided to all of the City of Gardena by the Golden State Water Company, a private water company (investor-owned utility) that provides water service to various communities throughout the State of California. Golden State is regulated by the State of California Public Utilities Commission. Gardena is located within Golden State's Southwest Customer Service Area, which includes all or portions of 8 cities and several unincorporated communities. Golden State has a customer service office located in the City of Gardena.<sup>15</sup>

**Wastewater Treatment:** The Sanitation Districts of Los Angeles County treat the wastewater generated in the City of Gardena. All of the City of Gardena lies within the boundaries of County Sanitation District No. 5. Wastewater generated in Gardena is treated at the Joint Water Pollution Control Plant (JWPCP) in nearby Carson. The JWPCP is one of the largest wastewater treatment plants in the world and is the largest plant operated by the Sanitation Districts, with the capacity to treat 275 million gallons of wastewater per day.<sup>15</sup> The JWPCP is currently providing adequate service to the City of Gardena. Given that only modest growth

expected in the City over the next twenty years; combined with the history, size, and operational abilities of the Sanitation Districts; there are no apparent capacity issues for wastewater treatment.

**Sewer Maintenance:** The City's sewers are maintained by the County of Los Angeles Consolidated Sewer Maintenance District, which is managed by the Los Angeles County Department of Public Works. The CSMD maintains sewers in unincorporated areas and 40 cities throughout the County, serving a population of more than 2.3 million people. The District's annual budget is approximately \$60 million.<sup>16</sup> Given that only modest growth expected in the City over the next twenty years; combined with the District's size, track record, and operational abilities; there are no apparent capacity issues for sewer maintenance.

**Solid Waste –** Collection of commercial, industrial, and industrial waste is picked up by a contractor, Waste Resources of Gardena. The City's Public Works Department administers the City's recycling programs.

**Parks:** Gardena's Parks and Recreation Department operates and maintains 7 parks totaling over 37 acres. The City of Gardena General Plan policies identify a goal of 3.0 acres of parks per 1,000 residents, or roughly 175 acres; in this regard, the amount of parks space provided is well below the City's stated goal.<sup>17</sup> Acquiring and developing new parkland in Gardena is a significant challenge: the City has 45 acres of vacant land and is 98.8% developed. In response to a LAFCO inquiry, City staff notes that it "continues to require open space dedication and/or Quimby fees for new development" and that "the City will continue to look to develop new parkland or joint use opportunities."<sup>18</sup> In addition to Quimby fees and dedications, the City of Gardena should continue its efforts to identify sites suitable for the construction of new parks and work diligently to bring the number of parkland acres up to the 3 per 1,000 standard.

**Basic City Services:** The City provides basic city services directly utilizing city staff: City Manager, Building, Code Enforcement, Planning, Public Works, and other routine city services, all staffed out of City Hall. These services do not present any significant capacity issues for the City.

**Other Services:** Gardena participates in the Los Angeles County Public Library System, which operates two libraries in Gardena. Animal regulation is provided by the County of Los Angeles Animal Care and Control Department. Both agencies provide service in all County unincorporated areas and to multiple cities throughout the County. The Greater Los Angeles County Vector Control District provides services for most of the City of Gardena; the Rosecrans corridor is served by the Los Angeles County West Vector Control District. All of these agencies are currently providing adequate service to the City of Gardena and do not present any apparent capacity issues.

The city has acquired land and is in the process of designing a new senior citizen center.

**Determinations:**

- **The City of Gardena is well-served by regional providers such as the Consolidated Fire Protection District of Los Angeles County, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District.**

- **The City of Gardena needs to continue its on-going efforts to build a new police facility and senior citizen center.**
- **The City of Gardena should endeavor to acquire and develop new parks, with the goal of providing the 175 acres of parkland identified in the City of Gardena General Plan.**

#### Financial Ability of Agencies to Provide Services

The “regional providers” that service Gardena—the Los Angeles Sheriff’s Department, County Library, Sanitation Districts, and others—have established long-term records of providing service to cities and communities throughout the County. Staff has no concerns about the ability of these agencies to continue to provide efficient services to the City of Gardena.

In the late 1990s and early 2000s, the City of Gardena was facing a series of financial challenges. In 1998, the City of Gardena had a General Fund deficit of \$5.2 million. Other challenges included costly long-term debt obligations, structural imbalances in city budgets, and litigation. Starting in about the year 2000, various steps were undertaken to restore fiscal solvency to the City of Gardena:

- Gardena’s residents voted to increase the Transit Occupancy Tax (TOT, or “bed tax”) from 7% to 11% in 2002.
- In 2002, the City’s General Fund deficit was eliminated.
- In 2006, the City settled litigation with Sumitomo Bank that restructured the City’s long-term debt.
- In 2007, both Moody’s and Standard & Poors issued investment grade credit ratings to the City of Gardena.
- The City Council adopted a comprehensive fee ordinance in 2003, which was updated by the City Council in 2011.<sup>19</sup>

During this same period, the City Council voted in 2003 to create a redevelopment agency. This effort was overturned by voter initiative (“Measure ‘G’”). Additionally, the opening of the Hustler Casino in June of 2000 lead to a substantial increase in city sales tax revenues.

The City’s Transient Occupancy Tax (“TOT”) is 11%. This is slightly higher than the County-wide average of 8.6% for all cities and 10% for those cities with a TOT (13 cities do not have a TOT).

The City charges a Utility User’s Tax of 5% on electricity, gas, telecommunications, and water. The 5% UUT was approved by the voters in 2009 (“Measure ‘A’”), including a provision that the City Council could collect an “interim” rate of 4%, until changed by the City Council. On February 8, 2011, the City Council voted to increase the rate from 4% to 5%. The City’s UUT is

in the mid-range for UUT rates (for those cities charging a UUT, the range is a low of 2% to a high of 10%; of the 88 cities, roughly 35 do not impose a UUT).

The City's most recent two-year budget—for Fiscal Years 2012-2013 and 2013-2014—was adopted by the Gardena City Council on June 26, 2012 and June 25, 2013. Highlights include:

- Reduction in the City's long-term debt from approximately \$45.1 million to 43.1 million (from an original bonded indebtedness of \$65.2 million at issuance).
- An audited General Fund balance of \$9.2 million for Fiscal Year 2010-2011;
- A projected \$10 million General Fund balance of \$10 million as of June 30, 2014, a healthy reserve given a City budget of \$46 million and approaching the City's "targeted" reserves of at least 25%.
- Although the City is projecting some revenue decreases over the two-year budget cycle, city projections reflect corresponding reductions in city expenditures.<sup>20</sup>

The City Council amended the budget on February 11, 2014. This amendment involved increases in both revenues and expenditures by approximately \$1.6 million, resulting in a General Fund balance of \$10.3 million.

In July of 2007, the City Council established a goal of attaining 25% General Fund reserve.<sup>21</sup> In FY 2011-2012 the reserve was \$9.8 million, or roughly 21.87%. The projected reserve for FY 2013-2014 is \$10 million. The City's progress and efforts to reach the 25% General Fund reserve are impressive given the difficult economic circumstances in Southern California over the past few years.

The City is currently in the midst of an effort to combine eleven city departments into four "super-departments," thereby minimizing personnel and overhead costs. This effort, is consistent with a 5-Year Plan for 2011-2016 adopted by the City Council in 2011.<sup>22</sup>

Roughly 17% of City revenues to the General Fund comes from "card club gross revenue fees."<sup>23</sup> Staff notes that the existence of gaming facilities is a "good news, bad news" situation for the City of Gardena. On the one hand, the City benefits significantly from this revenue, balancing out other more traditional city funding sources, compared to those cities without gaming facilities. On the other hand, were these operations to be impacted by external factors—changes in state law relative to gaming, increased gaming from new operations in adjoining jurisdictions—those revenues could be drastically impacted.

Overall, the City of Gardena has made significant improvements in the City's budgetary picture on both a short-term and long-term basis over the last decade or so.

#### **Determinations:**

- **Gardena's overall budget picture is reasonably positive, and represents a significant improvement from the City's budget picture in the mid-2000's.**



- **The City of Gardena should continue its efforts to achieve General Fund balances approaching its goal of 25% of the General Fund budget.**
- **Given the City's overall budget stability, combined with a relatively stable population, the City has the ability to provide services to residents and business for the foreseeable future.**
- **Regardless of its inherent benefits, City leaders should be cautious about becoming over-reliant upon revenue from gaming operations located within city boundaries.**

#### *Status of, and Opportunities for, Shared Facilities*

The City of Gardena has several shared programs and facilities, including:

- A number of services—including basic academy training, bomb squad, crime lab, long-term holding facilities, and search-and-rescue—are provided by the Los Angeles County Sheriff's Department at no cost to the City.<sup>24</sup>
- The Gardena Police Department is a member of the South Bay Regional Public Communications Authority Center, the Los Angeles Intra Agency Metropolitan Apprehension Crime Task Force (LAIMPACT) South Bay Platoon, the Avoid the 100 DUI Program, the Los Angeles Regional Interoperable Communications System (LA-RICS), and the Los Angeles Criminal Information Clearinghouse (LA CLEAR).<sup>25</sup>
- The Gardena Police Department has mutual aid agreements with surrounding South Bay law enforcement agencies.<sup>26</sup>
- Sewage disposal is operated and maintained by the County Sanitation District No. 5, and sewer lines are maintained by the Consolidated Sewer Maintenance District operated by the Los Angeles County Department of Public Works.
- Gardena participates in the County of Los Angeles Library system. The Gardena Mayme Dear Library is located at 1731 West Gardena Boulevard in the City of Gardena. The Masao W. Satow Library is located at 14433 Crenshaw Boulevard in unincorporated County territory, just outside Gardena's westerly boundary
- Los Angeles County Animal Care & Control provides contract animal control services to the City of Gardena.

There are no apparent opportunities for additional shared facilities.

#### **Determinations:**

- **The City of Gardena is well-served by regional providers such as the Los Angeles Sheriff's Department, the County's Library Department, the County's Animal Care & Control Department, the Sanitation Districts of Los Angeles County, the County**

**of Los Angeles Sewer Maintenance District. These regional providers provide adequate service to City residents and business-owners, and the City of Gardena should maintain positive working relationships with these agencies.**

- **There are no apparent opportunities for additional shared facilities.**

#### *Accountability for Community Service Needs*

Gardena is governed by a mayor and 4 council-members, all of whom are elected on an “at large” (citywide) basis, as are the City Treasurer and City Clerk. The City Council meets twice a month during the evening.

City Council meetings are shown on local cable television and streamed on the Internet. City Council agendas and minutes are readily available on the City’s website. The City has several appointed commissions (Planning & Environmental Quality, Recreation and Parks, etc.), advisory groups (Gardena Business Advisory Council, Economic Development Committee), and non-appointed committees and associations (Gardena Traffic Committee and the Gardena Recreation and Sports Advisory Board).

The City’s website is user-friendly and reasonably well-designed. The website includes significant information about City departments and programs, as well as copies of the most recently-adopted City budget and audit. The website contains readily-available copies of other City documents (Municipal Code, General Plan, forms and applications, etc.). The only criticism—and staff notes that this is a minor criticism in the overall context of a City where information is generally readily obtainable—is that the City website does not appear to include links to staff reports for items agendized before the City Council. In response to an inquiry from LAFCO, City staff notes that it is working on the issue and “is anticipating that Staff summaries and report links will be available on the [City] website prior to June 30, 2014.”<sup>27</sup>

Staff notes that City staff was very responsive in addressing LAFCO inquiries. In addition to providing detailed responses to LAFCO questionnaires, the City forwarded several reports concerning the City’s budget, Comprehensive Annual Financial Reports (CAFRs), and General Plan. On one particular occasion, City staff responded in less than two hours to a routine LAFCO e-mail inquiry about the adoption of the City’s Utility Users Tax.

#### **Determinations:**

- **City staff is doing a good job of communicating basic information to City residents, business-owners, and interested parties.**
- **City staff should maintain efforts to provide City documents (budget information, General Plan, etc.) on the City’s website.**

Other Matters

According to the State Department of Housing and Community Development (HCD), in its most recent letter to the City of Gardena (December 10, 2013), the City's 2008-2014 Housing Element of its General Plan is in compliance with State Housing Element law.<sup>28</sup>

**Determinations:**

(None)

(Report continues on Page 21)

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## Chapter Four – Compilation of all MSR Determinations

### Population:

- Gardena is a city that is largely built out, largely with residential uses comprising nearly half (44%) of the land area.
- Gardena has a fair amount of commercial and retail uses along major corridors, as well as a relatively large industrial area in the northern portion of the City. There is relatively little vacant land.
- Gardena's recent growth rate of 2.4% between 2000 and 2012 is less than that of the County of Los Angeles as a whole (3.4% between 2000 and 2012).
- Even over the long-term, to the year 2035, a relatively modest increase of 275 persons per year is anticipated.
- Given a relatively stable population, the demand for services is unlikely to increase in any significant fashion.

### Disadvantaged Unincorporated Communities:

- There are no DUCs within the City of Gardena's Sphere of Influence.
- The DUCs that are adjacent to the City of Gardena are located within the SOIs of other cities (Hawthorne and Los Angeles).
- With respect to the three adjacent DUCs, analysis indicates that each is within the SOI of either the City of Hawthorne or the City of Los Angeles. In most instances, landowners and business-owners in these DUCS are receiving services related to sewers, municipal and industrial water, and structural fire protection from the same regional service providers as city residents. Even for Area 3, which, in an annexation to the City of Los Angeles, might involve a change in water service or structural fire protection (depending on the terms and conditions of the annexation), potential changes would involve switching over from one established service provider to another, and are not likely to have any significant impact upon residents and business-owners in the affected DUCs.
- Gardena representatives indicated that the City has no plans to expand into any adjoining unincorporated territories, including those in which these DUCs are located.
- Given that these DUCs are located within the SOIs of other cities, it is highly unlikely that Gardena would annex these DUCs at any time in the foreseeable future. The DUCs are more likely to be annexed by the city which has the SOI in which each DUC is located.

*Present and Planned Capacity of Public Facilities:*

- The City of Gardena is well-served by regional providers such as the Consolidated Fire Protection District of Los Angeles County, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District.
- The City of Gardena needs to continue its on-going efforts to build a new police facility and senior citizen center.
- The City of Gardena should endeavor to acquire and develop new parks, with the goal of providing the 175 acres of parkland identified in the City of Gardena General Plan.

*Financial Ability of Agencies to Provide Services:*

- Gardena's overall budget picture is reasonably positive, and represents a significant improvement from the City's budget picture in the mid-2000's.
- The City of Gardena should continue its efforts to achieve General Fund balances approaching its goal of 25% of the General Fund budget.
- Given the City's overall budget stability, combined with a relatively stable population, the City has the ability to provide services to residents and business for the foreseeable future.
- Regardless of its inherent benefits, City leaders should be cautious about becoming over-reliant upon revenue from gaming operations located within city boundaries.

*Status of, and Opportunities for, Shared Facilities:*

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

*Accountability for Community Service Needs:*

- City staff is doing a good job of communicating basic information to City residents, business-owners, and interested parties.
- City staff should maintain efforts to provide City documents (budget information, General Plan, etc.) on the City's website.

Other:

(None)

(Report continues on Page 24)

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## Chapter Five – SOI Recommendations

### City of Gardena Sphere of Influence SOI Recommendations:

- 1. Retain the existing Sphere of Influence (SOI) for the City of Gardena.**

(Report continues on Page 25)

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**City of Gardena  
Municipal Service Review**

Footnotes:

1. "Cities within the County of Los Angeles," County of Los Angeles Chief Executive Officer website.
2. United States Department of Commerce, Census Bureau website, "State & County QuickFacts."
3. Community Development Element Land Use Plan, 2006 City of Gardena General Plan 2030, Pages LU-4 and LU-14.
4. Southern California Association of Governments, Profile of the City of Gardena, May, 2013.
5. Community Development Element Land Use Plan, 2006 City of Gardena General Plan 2030, Table LU-2 ("Existing Land Use), Page LU-4.
6. Community Development Element Land Use Plan, 2006 City of Gardena General Plan 2030, Table LU-2 ("Existing Land Use), Page LU-14.
7. Community Development Element Land Use Plan, 2006 City of Gardena General Plan 2030, Table LU-2 ("Existing Land Use), Page LU-4.
8. City of Gardena response to LAFCO's Municipal Service Review Request for Information Part I, Page 2.
9. Disadvantaged Unincorporated Communities (DUCs) South Bay Regional Map, LA LAFCO Website.
10. City of Gardena Response to LAFCO's Municipal Service Review Police Protection Service Supplemental Request for Information.
11. City of Gardena Response to LAFCO's Municipal Service Review Police Protection Service Supplemental Request for Information.
12. City of Gardena Response to LAFCO's Municipal Service Review Police Protection Service Supplemental Request for Information.
13. Los Angeles County Fire Department Website.
14. Golden State Water Company Website.
15. "Joint Water Pollution control Plant (JWPCP)," Sanitation Districts of Los Angeles County website.



Footnotes (Continued)

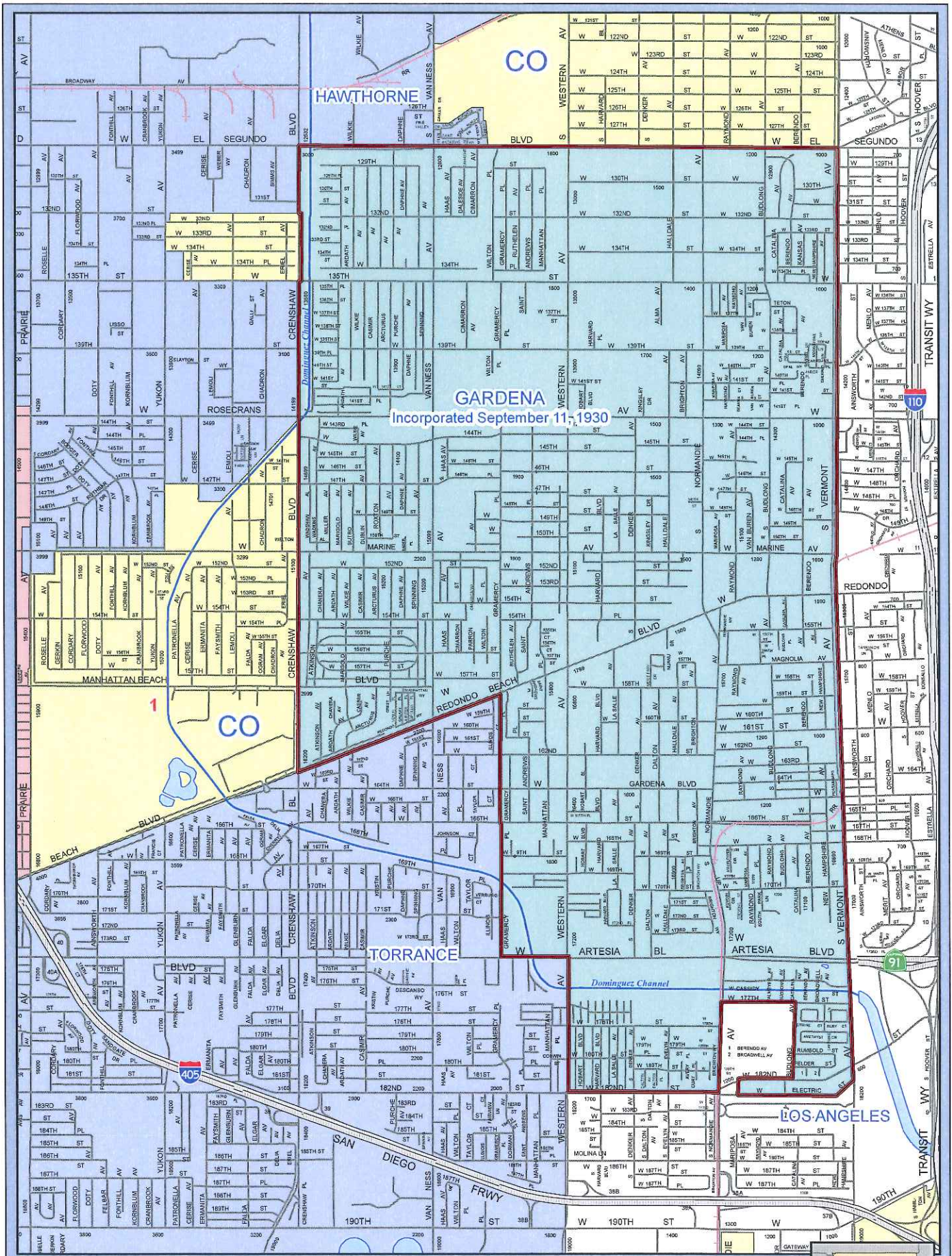
16. "Sewer Maintenance Districts' Maintenance and Operations Manual," County of Los Angeles Department of Public Works, January 25, 2012, Page 1.
17. Open Space Plan, 2006 City of Gardena General Plan, Page OS-2.
18. Letter of February 13, 2014 from Mitchell G. Landsell, Gardena City Manager, to LAFCO Executive Officer Paul A. Novak, Page 2.
19. City of Gardena Adopted Budget 2012/2013 and 2013/2014, Historic Timeline, Page 24.
20. City of Gardena Adopted Budget 2012/2013 and 2013/2014, various locations.
21. City of Gardena Adopted Budget 2012/2013 and 2013/2014, Page vi.
22. City of Gardena Adopted Budget 2012/2013 and 2013/2014, Pages ii-iii.
23. City of Gardena Adopted Budget 2012/2013, Adopted Budget Summaries FY 12/2013 and FY 13/14, Page 28.
24. City of Gardena Response to LAFCO's Municipal Service Review Police Protection Service Supplemental Request for Information.
25. City of Gardena Response to LAFCO's Municipal Service Review Police Protection Service Supplemental Request for Information.
26. City of Gardena Response to LAFCO's Municipal Service Review Police Protection Service Supplemental Request for Information.
27. Letter of February 13, 2014 from Mitchell G. Landsell, Gardena City Manager, to LAFCO Executive Officer Paul A. Novak, Page 2.
28. Letter of December 10, 2013, from Glen A. Campora, Assistant Deputy Director, State of California Department of Housing and Community Development, to Mitch Landsell, City Manager, Page 1.

**City of Gardena  
Municipal Service Review**

**Attachments**

- Exhibit "A"      Gardena Sphere of Influence
- Exhibit "B"      Disadvantaged Unincorporated Communities (DUCs) Adjacent  
to the City of Gardena





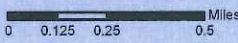
# Legend

- City of Gardena
- Gardena Sphere of Influence, Coterminous
- 1 Area E(1), Joint SOI Hawthorne-Lawndale-Gardena Established 11-28-84 Gardena-Hawthorne Joint SOI Removed 03-28-05

## Gardena Sphere of Influence Exhibit "A"

Sphere of Influence History	
Action	Effective Date
Established	11-14-73
Amended	03-28-05
Confirmed	03-12-14

1 in = 0.5 miles



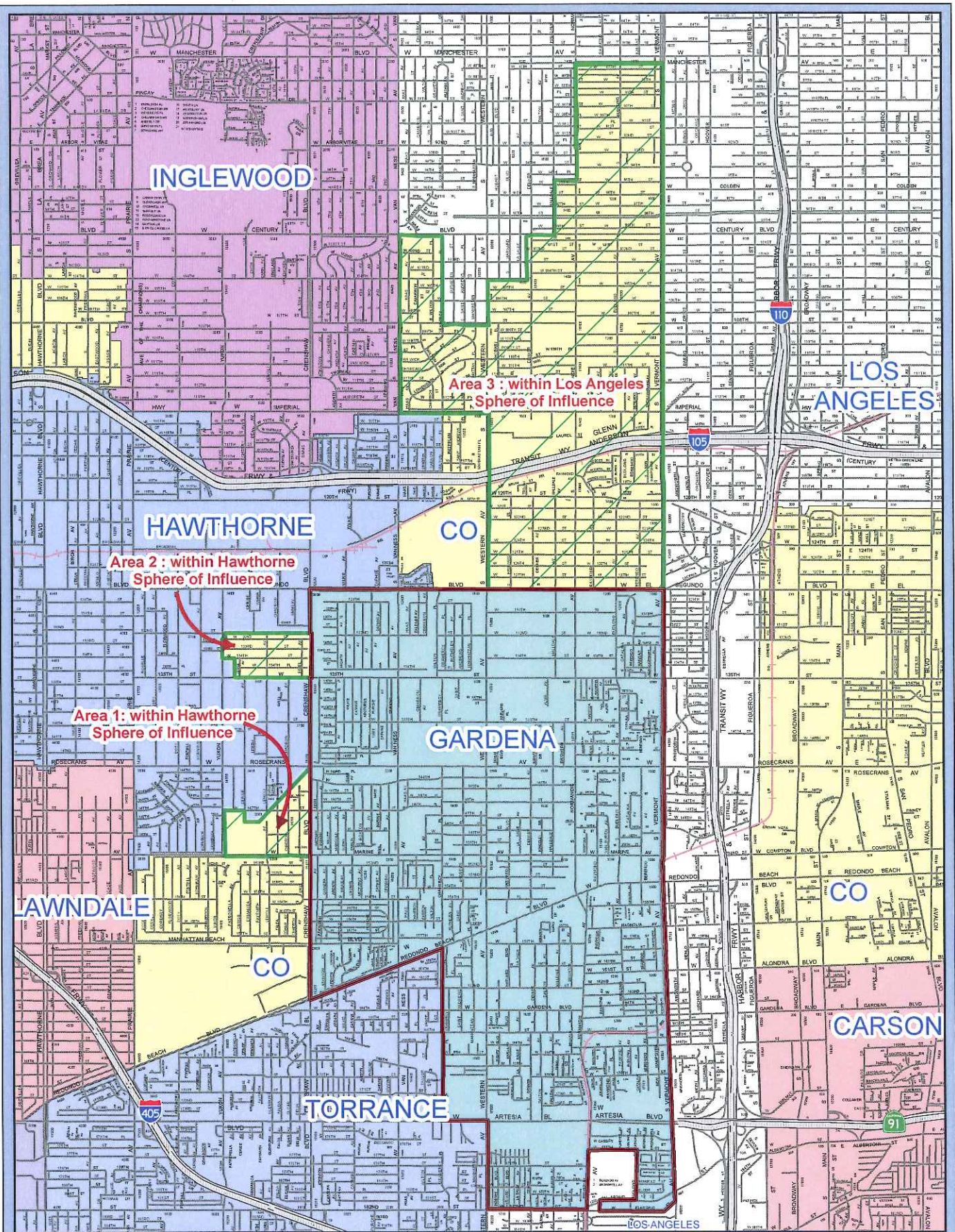
**LAFCO**  
 Local Agency Formation Commission  
 for the County of Los Angeles

Revised: February 20, 2013



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## Disadvantaged Unincorporated Communities (DUCs) Adjacent to the City of Gardena

Exhibit "B"

### Legend

- DUCs
- City of Gardena
- Gardena Sphere of Influence, Coterminous

1 in = 0.7 miles

0 0.2 0.4 0.8 Miles



**LAFCO**  
Local Agency Formation Committee  
for the County of Los Angeles

Revised: February 20, 2013



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