



Local Agency Formation Commission  
for the County of Los Angeles

Commission  
Jerry Gladbach  
Chair

Richard H. Close  
Donald L. Dear  
Margaret Finlay  
Tom LaBonge  
Gerard McCallum  
Gloria Molina  
David Spence  
Zev Yaroslavsky

Alternates  
Lori Brogin  
Don Knabe  
Paul Krekorian  
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  
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Pasadena, CA 91101  
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[www.lalafco.org](http://www.lalafco.org)

## LOCAL AGENCY FORMATION COMMISSION MEETING AGENDA

Wednesday, October 8, 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 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.

None

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. Approve Minutes of September 10, 2014.
- b. Operating Account Check Register for the month of September 2014.
- c. Receive and file update on pending applications.

7. **PUBLIC HEARING(S)**

- a. Reorganization No. 2014-01 to the City of Los Angeles, including Sphere of Influence amendments to the City of Los Angeles and Consolidated Fire Protection District (NBC Universal Evolution Plan) and Environmental Impact Report.

8. **PROTEST HEARING(S)**

- a. Annexation No. 2013-03 to the City of Santa Clarita (North Saugus) and Negative Declaration.

9. **OTHER ITEMS**

- a. Outside Employment Request – Executive Officer

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**

October 22, 2014 (Special Meeting)  
November 19, 2014 (Special Meeting)

14. **FUTURE AGENDA ITEMS**

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

15. **ADJOURNMENT MOTION**



Local Agency Formation Commission  
for the County of Los Angeles



**DRAFT**

Commission

Jerry Gladbach  
Chair

Richard H. Close  
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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

September 10, 2014

Present:

Jerry Gladbach, Chair

Donald L. Dear  
Margaret Finlay  
Tom LaBonge  
Gerard McCallum  
Gloria Molina  
David Spence  
Zev Yaroslavsky

Lori Brogin-Falley, Alternate  
Don Knabe, Alternate  
Judith Mitchell, Alternate  
Joe Ruzicka, Alternate

Paul A. Novak, AICP; Executive Officer  
Erik Conard, Legal Counsel

Absent:

Richard H. Close

Paul Krekorian, Alternate

1 CALL MEETING TO ORDER

The meeting was called to order at 9:04 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 campaign 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 campaign 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 INFORMATION ITEM(S) – GOVERNMENT CODE §§ 56751 & 56857 NOTICE

(None.)

6 CONSENT ITEM(S) – OTHER

The Commission took the following actions under Consent Items:

- a. Approved Minutes of August 13, 2014.
- b. Approved Operating Account Check Register for the month of August 2014.
- c. Received and filed update on pending applications.

MOTION:	FINLAY
SECOND:	LaBONGE
AYES:	BROGIN-FALLEY (ALT. FOR CLOSE), DEAR, FINLAY, LaBONGE, MOLINA, SPENCE, GLADBACH
ABSTAIN:	NONE
ABSENT:	CLOSE, McCALLUM, YAROSLAVSKY
MOTION PASSES:	7/0/0

[Supervisor Yaroslavsky arrived at 9:09 a.m.]

## 7 PUBLIC HEARING(S)

The following item was called up for consideration:

- a. Request for Exemption from LAFCO Approval of an Out-of-Agency Service Agreement between the La Habra Utility Authority and the La Habra Heights County Water District (Government Code Section 56133) No. 2014-08.

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

The Commission took the following action:

- Found that the proposal is not subject to the California Environmental Quality Act (CEQA);
- Found that the Agreement between the La Habra Utility Authority and the La Habra Heights County Water District (Exhibit "A") is an agreement solely between two public agencies;
- Found that the retail water service to be provided by the La Habra Utility Authority is an alternative to, or substitute for, water service already being provided by an existing public service provider, the California Domestic Water Company;
- Found that the level of retail water service to be provided by the La Habra Utility Authority is consistent with the level of service currently being provided by an existing public service provider, the California Domestic Water Company (Exhibit "B");
- Determined that the Agreement between the La Habra Utility Authority and the La Habra Heights County Water District does not require LAFCO approval under Government Code Section 56133 because the Agreement falls within the exemption set forth in subdivision (e);
- Revised LAFCO's La Habra Heights County Water District Map to indicate that Area 1 is serviced by the La Habra Utility Authority; and
- Revised LAFCO's Rowland Water District Map to indicate that Area 2 is serviced by the La Habra Utility Authority.

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

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

Chair Gladbach thanked the E.O., LAFCO staff, and all parties involved with this proposal.

The E.O. thanked the Orange LAFCO staff for their helpfulness.

## 7 PUBLIC HEARING(S)

The following item was called up for consideration:

- b. Annexation No. 2012-10 (40-145/4-207) to Los Angeles County Waterworks District No. 40, Antelope Valley.

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

The Commission took the following action:

- Adopted the Resolution No. 2014-32RMD Making Determinations Approving Annexation No. 2012-10 to Los Angeles County Waterworks District No. 40, Antelope Valley; and
- Pursuant to Government Code Section 57002, set November 19, 2014, at 9:00 a.m., as the date and time for Commission protest proceedings.

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

ABSENT: CLOSE, McCALLUM  
MOTION PASSES: 8/0/0

## 8 PROTEST HEARING(S)

(None.)

## 9 OTHER ITEMS

The following item was called up for consideration:

### a. Annual Election of Commission Officers.

The E.O. stated that The Rules of the Commission, adopted September 9, 2009, require that the Commission nominate and elect a Chair, First-Vice Chair, and Second-Vice Chair, annually. The current Chair is held by Commissioner Gladbach, First-Vice Chair is held by Commissioner Dear, and the Second-Vice Chair position is vacant due to the retirement of Henri Pellissier.

The Commission took the following actions:

- Nominated and elected Commissioner Gladbach to serve as LAFCO Chair for the term ending September 2015.

MOTION: DEAR  
SECOND: YAROSLAVSKY  
AYES: BROGIN-FALLEY (ALT. FOR CLOSE), DEAR, FINLAY,  
LaBONGE, MOLINA, SPENCE, YAROSLAVSKY,  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: CLOSE, McCALLUM  
MOTION PASSES: 7/0/0

- Nominated and elected Commissioner Dear to serve as LAFCO First-Vice Chair for the term ending September 2015.

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



ABSENT: CLOSE, McCALLUM  
MOTION PASSES: 7/0/0

- Nominated and elected Commissioner McCallum to serve as LAFCO Second-Vice Chair for the term ending September 2015.

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

## 9 OTHER ITEMS

The following item was called up for consideration:

### b. Written Protests Valuation Policy.

The E.O. noted that there was one deviation from the Staff Report, the footnote located on page 3 identifies population with cities over 100,000 residents. Staff obtained more recent population data from the Bureau of the Census and the Department of Finance. The Commission was provided a hard copy of this data.

The E.O. also noted that a correction was made on page 3 of the draft policy to remove "place of residence" and replace the wording with "location of the property within the affected territory". The Commission received a revised version of the Staff Report.

Commissioner Mitchell asked if other LAFCOs count and accept written protests received by fax or e-mail. The E.O. stated there has been discussion amongst staff and with Commissioners from other LAFCOs. The E.O. stated that he is not aware of other LAFCOs who count and accept written protests received via fax or e-mail. Some LAFCOs are starting to use this method for nomination and voting purposes for electing special district members, and there seems to be some reluctance to accept protest votes by fax or e-mail. The E.O. stated he drafted a deliberately conservative policy on this issue and wants to conduct additional research on what type of security can be utilized to validate signatures. Commissioner Mitchell stated that various courts now receive signatures via fax or e-mail, and LAFCO should consider utilizing the same method.

Commissioner Mitchell voiced concerns about the “cut-off” time for receiving written protests.

Supervisor Knabe and Commissioner LaBonge both voiced concerns about counting and receiving written protest via fax or e-mail, and should encourage inclusivity.

The E.O. suggested that the Commission move forward to adopt the draft Written Protests Valuation Policy “as-is”, and staff will report back to the Commission at a future date.

The Commission took the following action:

- Adopted the draft Written Protests Valuation Policy; and
- Directed the Executive Officer to report back to the Commission regarding counting and receiving written protests via fax or e-mail.

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

## 9 OTHER ITEMS

The following item was called up for consideration:

- c. Appointment of Voting Representative for CALAFCO Annual Conference.

The Commission took the following action:

- Designated LAFCO Chair Gladbach and Executive Officer Paul Novak as the voting Member and Alternate, respectively, for the CALAFCO 2014 Annual Conference.

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

ABSTAIN: NONE  
ABSENT: CLOSE, McCALLUM  
MOTION PASSES: 8/0/0

## 9 OTHER ITEMS

The following item was called up for consideration:

- d. Nomination of David Spence to CALAFCO Board of Directors.

Commissioner Finlay asked what the Commission can do to rally Commissioner Spence to become elected. The E.O. stated the CALAFCO Board of Directors is elected once a year at the CALAFCO Annual Conference. A candidate is currently nominated for the Board of Director's position. The E.O. stated that Commissioner Spence's nomination to the CALAFCO Board of Directors is essentially to have a "back-up" person.

Chair Gladbach noted that Commissioner Spence would be eligible in two years to sit on the CALAFCO Board of Directors.

The Commission took the following action:

- Nominated Commissioner Spence as a candidate for the CALAFCO Board of Directors.

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

[Commissioner McCallum arrived at 9:29 a.m.]

## 9 OTHER ITEMS

The following item was called up for consideration:

- e. Consideration of Canceling December 10<sup>th</sup> Commission Meeting.

The E.O. noted that there is no written Staff Report for this item.

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The E.O. stated that this action is consistent with other previous years, where the Commission has typically canceled December meetings.

Commissioner Finlay asked if the Commission cancels the December meeting, will the September 10<sup>th</sup> meeting be Supervisors Molina and Yaroslavsky's last LAFCO meeting. The E.O. stated that the last LAFCO meeting for both Supervisors will be at the November 19<sup>th</sup> meeting.

Chair Gladbach suggested reconsidering this item at a future meeting date. The Commission agreed to reconsider this item at a later date.

### 10 COMMISSIONER'S REPORT

(None.)

### 11 EXECUTIVE OFFICER'S REPORT

The E.O. stated that the filing period for candidates to submit an application for the Alternate Public Member position ended Monday, September 8<sup>th</sup>, and LAFCO received 27 applications. Staff is currently working with Supervisor Knabe's Office to secure a meeting date of the Ad Hoc Committee and the Commission will interview finalist at the Special Meeting of October 22<sup>nd</sup>.

The E.O. noted that staff is working on the Notice for Reorganization No. 2014-01 which consists of a series of detachments and annexations located on the Universal Studios property. This item will be scheduled for the October 8<sup>th</sup> Agenda.

Commissioner Spence indicated he will be out of town September 17<sup>th</sup> thru September 19<sup>th</sup>.

### 12 PUBLIC COMMENT

(None).

### 13 FUTURE MEETINGS

October 8, 2014

October 22, 2014 (Special Meeting)

November 19, 2014 (Special Meeting - moved from the regular meeting of November 12, 2014)

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14 FUTURE AGENDA ITEMS

(None).

15 ADJOURNMENT MOTION

On motion of Commissioner Finlay, seconded by Supervisor Dear, the meeting was adjourned at 9:32 a.m.

Respectfully submitted,

Paul A. Novak, AICP  
Executive Officer

11:08 AM

09/29/14

Accrual Basis

# LAFCO 03 REGISTER REPORT September 2014

Type	Date	Num	Name	Memo	Amount	Balance
<b>10000 Cash Unrestricted</b>						
<b>10003 Operating Account</b>						
Bill Pmt -Check	9/2/2014	7256	Accountemps	Cust#00490-001923000, G. D...	-112.28	-112.28
Bill Pmt -Check	9/2/2014	7257	Bank of America*	Acct#4024 4210 0091 5118, O...	-73.20	-185.48
Bill Pmt -Check	9/2/2014	7258	CALAFCO"	2014 CALAFCO Conference: ...	-250.00	-435.48
Bill Pmt -Check	9/2/2014	7259	County Counsel	Legal Services: July 2014	-5,818.00	-6,253.48
Bill Pmt -Check	9/2/2014	7260	Motor Parks	Cust#025-001, Unreserved (6) ...	-510.00	-6,763.48
Bill Pmt -Check	9/8/2014	7261	80 South Lake LLC	NO000758-1	-6,693.11	-13,456.59
Bill Pmt -Check	9/8/2014	7262	Accountemps	Cust#00490-001923000, G. D...	-168.42	-13,625.01
Bill Pmt -Check	9/8/2014	7263	Charter Communicati...	Acct#-1576933, 09/06/14-10/0...	-210.00	-13,835.01
Bill Pmt -Check	9/8/2014	7264	LACERA	August 2014 Employee/Emplo...	-11,340.16	-25,175.17
Bill Pmt -Check	9/8/2014	7265	Office Depot*		-518.62	-25,693.79
Transfer	9/11/2014		Transfer To Operating	Funds Transfer T4-A	100,000.00	74,306.21
Check	9/15/2014	DM	Ambar De La Torre	Salary, September 15, 2014	-1,690.83	72,615.38
Check	9/15/2014	DM	Douglass Dorado	Salary, September 15, 2014	-2,505.54	70,109.84
Check	9/15/2014	DM	Michael E. Henderson	Salary, September 15, 2014	-1,945.46	68,164.38
Check	9/15/2014	DM	Patricia Knoebl-Wood	Salary, September 15, 2014	-1,259.82	66,904.56
Check	9/15/2014	DM	Paul Novak	Salary, September 15, 2014	-4,445.77	62,458.79
Check	9/15/2014	DM	Alisha O'Brien	Salary, September 15, 2014	-1,874.30	60,584.49
Check	9/15/2014	DM	June D. Savala	Salary, September 15, 2014	-3,656.57	56,927.92
Check	9/15/2014	DM	Federal Tax Deposit	Payroll Taxes, September 15, ...	-4,506.99	52,420.93
Check	9/15/2014	DM	State Income Tax	Payroll Tax, September 15, 2014	-1,194.75	51,226.18
Bill Pmt -Check	9/16/2014	7266	Accountemps	Cust#00490-001923000, G. D...	-168.42	51,057.76
Bill Pmt -Check	9/16/2014	7267	Chris S. Grant CPA	Accounting Services: August 2...	-200.00	50,857.76
Bill Pmt -Check	9/16/2014	7268	CoreLogic	Acct#200-694038-RR657541-2...	-28.92	50,828.84
Bill Pmt -Check	9/16/2014	7269	County of Los Angel...	Med/Dental: Oct-Dec 2014: K. ...	-1,952.94	48,875.90
Bill Pmt -Check	9/16/2014	7270	Daily Journal	Cust#1124120362	-202.49	48,673.41
Bill Pmt -Check	9/16/2014	7271	LACERA	LAFCO OPEB: Aug 2014, Cal...	-833.52	47,839.89
Bill Pmt -Check	9/16/2014	7272	MetLife*	#0003242935, P. Novak	-414.00	47,425.89
Bill Pmt -Check	9/16/2014	7273	Motor Parks	Cust#025-001, Parking Validati...	-540.00	46,885.89
Bill Pmt -Check	9/16/2014	7274	Office Depot*		-153.55	46,732.34
Bill Pmt -Check	9/16/2014	7275	Patricia Knoebl-Wood*		-126.86	46,605.48
Bill Pmt -Check	9/16/2014	7276	Print Master	Cust#314	-293.21	46,312.27
Bill Pmt -Check	9/16/2014	7277	Ricoh Americas Corp	036-0027688-000	-1,568.36	44,743.91
Bill Pmt -Check	9/16/2014	7278	S.D.R.M.A.	VOID: 7352	0.00	44,743.91
Bill Pmt -Check	9/18/2014	7279	Accountemps	Cust#00490-001923000, G. D...	-168.42	44,575.49
Bill Pmt -Check	9/18/2014	7280	Certified Records Ma...	Cust#00271, 09/01/14-09/30/14	-145.92	44,429.57
Bill Pmt -Check	9/18/2014	7281	Daily Journal		-58.50	44,371.07
Bill Pmt -Check	9/18/2014	7282	Mail Finance	Cust#416653, 12-Oct-14 to 11-...	-126.42	44,244.65
Bill Pmt -Check	9/18/2014	7283	S.D.R.M.A.	7352	-4,666.00	39,578.65
Bill Pmt -Check	9/18/2014	7284	Tropical Interior Plants	Service: August 2014	-75.00	39,503.65
Bill Pmt -Check	9/22/2014	7285	S.D.R.M.A.	7352	-1,851.84	37,651.81
Bill Pmt -Check	9/25/2014	7286	80 South Lake LLC	NO000758-1	-6,693.11	30,958.70
Bill Pmt -Check	9/25/2014	7287	Accountemps	Cust#00490-001923000, G. D...	-119.30	30,839.40
Bill Pmt -Check	9/25/2014	7288	ATT	Acct#990566760, 08/10/14-09/...	-341.68	30,497.72
Bill Pmt -Check	9/25/2014	7289	Bank of America*	Acct#4024 4210 0091 5118, O...	-485.37	30,012.35
Bill Pmt -Check	9/25/2014	7290	Motor Parks	Cust#025-001, Unreserved (7) ...	-595.00	29,417.35
Bill Pmt -Check	9/25/2014	7291	Neofunds	Acct#7900 0445 2259 1290	-500.00	28,917.35
Bill Pmt -Check	9/25/2014	7292	Office Depot*		-392.46	28,524.89
Bill Pmt -Check	9/25/2014	7293	Print Master	Cust#314	-194.02	28,330.87
Check	9/30/2014	89386927	Lori W. Brogin	Stipend, September 30, 2014	-147.83	28,183.04
Check	9/30/2014	DM	Donald L. Dear	Stipend, September 30, 2014	-147.82	28,035.22
Check	9/30/2014	89386928	Margaret E. Finlay	Stipend, September 30, 2014	-147.82	27,887.40
Check	9/30/2014	89386929	Edward G. Gladbach	Stipend, September 30, 2014	-147.82	27,739.58
Check	9/30/2014	89386930	Donald Knabe	Stipend, September 30, 2014	-147.83	27,591.75
Check	9/30/2014	DM	Thomas J LaBonge	Stipend, September 30, 2014	-147.83	27,443.92
Check	9/30/2014	DM	Gerard McCallum II	Stipend, September 30, 2014	-147.82	27,296.10
Check	9/30/2014	89386931	Judith Mitchell	Stipend, September 30, 2014	-147.83	27,148.27
Check	9/30/2014	89386932	Gloria Molina	Stipend, September 30, 2014	-134.61	27,013.66
Check	9/30/2014	DM	Joseph Ruzicka*	Stipend, September 30, 2014	-147.83	26,865.83
Check	9/30/2014	DM	David Spence	Stipend, September 30, 2014	-147.83	26,718.00
Check	9/30/2014	89386933	Zev Yaroslavsky	Stipend, September 30, 2014	-133.75	26,584.25
Check	9/30/2014	DM	Federal Tax Deposit	Payroll Taxes, September 30, ...	-52.26	26,531.99
Check	9/30/2014	DM	Ambar De La Torre	Salary, September 30, 2014	-1,690.84	24,841.15
Check	9/30/2014	DM	Douglass Dorado	Salary, September 30, 2014	-2,505.53	22,335.62
Check	9/30/2014	DM	Michael E. Henderson	Salary, September 30, 2014	-1,939.79	20,395.83
Check	9/30/2014	DM	Patricia Knoebl-Wood	Salary, September 30, 2014	-1,259.82	19,136.01
Check	9/30/2014	DM	Paul Novak	Salary, September 30, 2014	-4,445.78	14,690.23

Type	Date	Num	Name	Memo	Amount	Balance
Check	9/30/2014	DM	Alisha O'Brien	Salary, September 30, 2014	-1,874.31	12,815.92
Check	9/30/2014	DM	June D. Savala	Salary, September 30, 2014	-3,656.57	9,159.35
Check	9/30/2014	DM	Federal Tax Deposit	Payroll Taxes, September 30, ...	-4,505.67	4,653.68
Check	9/30/2014	DM	State Income Tax	Payroll Tax, September 30, 2014	-1,194.40	3,459.28
Total 10003 Operating Account					3,459.28	3,459.28
Total 10000 Cash Unrestricted					3,459.28	3,459.28
<b>TOTAL</b>					<b>3,459.28</b>	<b>3,459.28</b>

**AGENDA ITEM NO. 6c - October 8, 2014  
PENDING APPLICATIONS AS OF SEPTEMBER 29, 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.	Received tax transfer reso on 09/18/12. Map & Legal pending review.	11/4/2003	Unknown
3	AAO	Annexation 2006-12 to Los Angeles County Waterworks District No. 40	Land Resource Investors	Annex 20 acres of vacant land located at the northeast corner of Avenue J and 37th Street East, City of Lancaster. Will be developed into 80 single family homes.	Missing "will serve" letter. Pending tax transfer resolution.	5/15/2006	Unknown
4	AAO	Annexation No. 2006-46 to Los Angeles County Waterworks District No. 40	New Anaverde, LLC	Annex 1,567 acres of vacant land located near Lake Elizabeth Road and Avenue S in the city of Palmdale. Will be developed into 313 single family home.	Missing "will serve" letter. Pending tax transfer resolution.	10/5/2006	Unknown
5	AAO	Annexation No. 2011-17 (2006-50) to Los Angeles County Waterworks District No. 40	Behrooz Haverim/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.	8/10/2007	Unknown
7	AAO	Annexation No. 2007- 29 to Quartz Hill Water District - SOI amendment	Kimberly Juday	Annex 5.08 acres of vacant land located at NEC of Avenue L-12 & 37th Street West, in the City of Lancaster. Future development of 7 single family homes	Applicant working on CEQA with city, pending approval of tax resolution, in redevelopment area.	1/4/2008	Unknown
8	AAO	Annexation 2008-13 to Los Angeles County Waterworks District No. 40	Lancaster School Dist	Annex 20.47 acres of vacant land located 2 miles west of the Antelope Valley frw. And the nearest paved major streets are ave. H. And Ave. I, in the City of Lancaster. For future construction of a school.	Pending approval of tax resolution. Missing "will serve" letter. Sent email to M.Roach re: status of tax resolution 12/17/12.	9/22/2008	Unknown



		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
9	AAO	Annexation No. 2008-09 to Los Angeles County Waterworks District No. 37	Watt Enterprises LTD	Annex 272 Acres vacant land located on Escondido Canyon Road (area B) and Hubbard Road (area A) Angeles Forest Highway and Vincent Road	Missing CEQA. Missing "will serve" letter. Sent email to M. Roach re: status of tax resolution 12/31/13.	12/5/2008	Unknown
10	AAO	Reorganization 2008-16 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. Regional Planning is working on Draft EIR 04/29/14.	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.	Pending approval of tax resolution	10/25/2010	Unknown
13	AAO	Reorganization 2011-16 (Tesoro del Valle)	NCWD/CLWA	801.53 acres regional access is provided via Interstate 5 (1-5) for north/south travelers from the east, and State Route 126 (SR-126) for travelers from the west. The existing local thoroughfare that provides access to the proposed area is Copper Hill Drive, which can be accessed directly from Tesoro del Valle Drive or Avenida Rancho Tesoro.	Pending approval of tax resolution. NCWD/CLWA are still in negotiations. No agreement yet. 09/19/12	5/5/2011	Unknown
14	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
15	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
16	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
17	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
18	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.	Protest hearing Nov	1/31/2013	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
19	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
20	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
21	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
22	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
23	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.	protest hearing oct	5/7/2013	Oct-2014
24	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
25	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
26	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 approval of tax resolution.	11/5/2013	Unknown
27	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 approval of tax resolution.	11/5/2013	Unknown
28	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 approval of tax resolution.	11/5/2013	Unknown
29	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 approval of tax resolution.	2/6/2014	Unknown
30	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.	October Agenda	2/18/2014	Nov-2014
31	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1070	Sanitation Districts	12.24 acres located approximately 1,000 feet west of Whites Canyon Road and approximately 500 feet south of Sidani Lane, all within unincorporated Los Angeles County.	Pending approval of tax resolution.	3/3/2014	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
32	DD	Annexation 2014-04 to the City of Calabasas	City of Calabasas	annex approximately 43.31± acres of uninhabited territory to the City of Calabasas. The affected territory is generally located along Agoura Road between Liberty Canyon Road and Malibu Hills Road, in Los Angeles County unincorporated territory adjacent to the City of Agoura Hills and Calabasas.	Sent out Notice of Filing march 20, 2014	3/18/2014	Unknown
33	AAO	Annexation No. 2014-02 to Greater Los Angeles County Vector Control District	Greater Los Angeles County Vector Control District	Annex the entire City of La Canada Flintridge (approx. 5,440 ± acres) into the Greater Los Angeles County Vector Control District.	Sent out Notice of Filing on April 22, 2014	4/16/2014	Unknown
34	AAO	Reorganization No. 2014-06 to Los Angeles County Waterworks District No. 29, Malibu	NSRS Trust	Detach 2 acres located on Palm Canyon Lane, unincorporated territory, from Las Virgenes Municipal Water District and annex said territory to Los Angeles County Waterworks District No. 29, Malibu.	Pending approval of tax resolution. Missing CEQA. Sent Notice of Filing on 06/19/14.	5/21/2014	Unknown
35	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1072	Sanitation Districts	0.342 acres located at the southeast corner of Church Street and Cherry Drive, all within unincorporated Los Angeles County.	Pending approval of tax resolution.	5/27/2014	Unknown
36	AD	Annexation 743 to District No. 21	Sanitation Districts	1.5 acres located on Mt. Baldy Road approximately 250 feet north of the terminus of New Hampshire Avenue, all within the unincorporated Los Angeles County.	Pending approval of tax resolution.	6/23/2014	Unknown
37	AD	Annexation 742 to District No. 21	Sanitation Districts	8.380 acres. Two parcels. Parcel 1 is located on Summer Avenue approximately 100 feet south of Baseline Road; Parcel 2 is located at the southeast intersection of Towne Avenue and Baseline Road, all within the City of Claremont	Pending approval of tax resolution	7/15/2014	Unknown
38	AD	Annexation 741 to District No. 21	Sanitation Districts	1.8 acres located on Baseline Road approximately 200 feet west of Oxford Avenue, all within the City of Claremont.	Pending approval of tax resolution	7/15/2014	Unknown
39	AAO	Annexation No. 2014-09 to Los Angeles County Waterworks District No. 36, Val Verde (Los Valles Development)	SFI Los Valles LLC	SOI Amendmnt and Annexation of 10± acres located north of Halsey Canyon Road and Los Valles Drive, all within unincorporated territory of Castaic	Pending approval of tax resolution. Missing CEQA. Incomplete Map and Legal.	7/15/2014	Unknown
40	DD	Reorganization No. 2014-10 Cities of Torrance and Rolling Hills Estates	Chandler's	81.58 acres of uninhabited territory generally located south of Pacific Coast Highway just west of Palos Verdes Drive East and the southern end of the City of Torrance	Sent out Notice of Filing 7-23-14	7/23/2014	Unknown
41	AD	Annexation 744 to District No. 21	Sanitation Districts	0.75 acres located on Pomello Drive approximately 300 feet west of Padua Avenue, all within the City of Claremont.	Pending approval of tax resolution	8/13/2014	Unknown
42	AD	Annexation 419 to District No. 22	Sanitation Districts	1.8 acres located on Ranch Road approximately 1,500 feet north of Sierra Madre Avenue, all within the City of Azusa.	Pending approval of tax resolution	8/13/2014	Unknown

**Staff Report**

**October 8, 2014**

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

**Reorganization No. 2014-01 to the City of Los Angeles  
Amendments to the City of Los Angeles and Consolidated  
Fire Protection District Spheres of Influence  
(City annexation of areas 1a, 3a, 3b, and 3c;  
and City detachment of areas 1b, 1c, 2, 3d, 3e, and 3f) and  
related actions affecting NBC Universal Evolution Plan**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	32± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Universal Studios LLC
Resolution or Petition:	February 13, 2014
Application Filed with LAFCO:	February 18, 2014
Location:	The affected territory is located northeast of the intersection of Lankershim Blvd. and US 101 Hollywood Freeway.
City/County:	City of Los Angeles and Los Angeles County unincorporated territory of Universal City
Affected Territory:	The affected territory consists of commercial uses all located within the Universal Studios and Theme Park property. Topography is hilly and the affected territory is adjacent to the Los Angeles River Flood Control Channel.
Surrounding Territory:	Surrounding the affected territory is a golf course as well as existing residential and commercial uses.
Landowner(s):	Universal Studios LLC
Registered Voters:	0 registered voters as of February 13, 2014

Purpose/Background:

Universal Studios LLC is the landowner of record for all parcels located within and multiple parcels located adjacent to unincorporated territory of Universal City. The proposed jurisdictional boundaries of the City of Los Angeles and County unincorporated territory, to be implemented by the annexations and detachments proposed herein, reflect existing on-site land uses and planned development of the Universal Studios and Theme Park property. The annexations and detachments are consistent with "NBC Universal Evolution Plan, Alternative 10: No Residential Alternative," which defines the future development of the Universal Studios and Theme Park property, and which was approved by the County of Los Angeles Board of Supervisors on April 23, 2013 and the Los Angeles City Council on November 14, 2012.

The proposed annexations and detachments of Area 1 would place the existing broadcast center that currently straddles the City and County into the City of Los Angeles; Area 2 is in the studio area and would be detached from the City and revert back to the County unincorporated territory portion of Universal Studios and Theme Park property which currently surrounds it; and annexations and detachments of Area 3 would allow the City to develop a hotel and office building completely within its boundary, and also allow the County to develop its own hotel and places the entire CityWalk portion of the Universal Studios and Theme Park property into unincorporated territory.

Jurisdictional and Related  
Jurisdictional Changes:

The jurisdictional and related jurisdictional changes as a result of this reorganization include amendments to the City of Los Angeles and Consolidated Fire Protection District Spheres of Influences (SOIs); annexation of areas 1a, 3a, 3b, 3c to the City of Los Angeles, annexation of areas 1b, 1c, 2, 3d, 3e, 3f to Consolidated Fire Protection District, County Road Maintenance District No. 3, and County Public Library System; detachment of areas 1a, 3a, 3b, 3c from Consolidated Fire Protection District, and County Road Maintenance District No. 3, detachment of areas 1b, 1c, 2, 3d, 3e, 3f from the City of Los Angeles; withdrawal of areas 1a, 3a, 3b, 3c from the County Public Library System.

Within SOI:	No. SOI amendments need to be approved for the City of Los Angeles and Consolidated Fire Protection District.
Waiver of Notice/Hearing/Protest:	Yes on the basis of the reorganization. Although the Commission may make a determination without public notice and hearing, and waive protest proceedings for the proposed reorganization, as described below, a noticed public hearing is required for the necessary city and district SOI amendments pursuant to Government Code Section 56427.
CEQA Clearance:	The California Environmental Quality Act (CEQA) clearance is an Environmental Impact Report (EIR) adopted by the City of Los Angeles, as lead agency, on November 14, 2012.
Additional Information:	<p>Reorganization No. 2014-01 to the City of Los Angeles describes 3 main areas of affected territories. The 3 main areas are further broken up into 10 smaller areas referred to as Area 1a-1c, 2, and 3a-3f, each with its own boundary adjustment.</p> <p>The jurisdictional boundary adjustments would result in approximately 3 acres of land being annexed to the City and approximately 29 acres of land being detached from the City and reverting back to County unincorporated territory.</p> <p>The applicant landowner has requested the effective date to be other than the date of recordation of the Certificate of Completion.</p>

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

***a. Population:***

The existing population is 0 residents as of February 13, 2014. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 0 residents.

The affected territory is 32+/- acres. The existing land use is commercial located within the Universal Studios and Theme Park. No change in land use is proposed.

The assessed valuation is \$30,618,333 per 2013/2014 tax roll. The per capita assessed valuation issue does not apply because the affected territory is unpopulated.

On September 9, 2014, 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 hilly.

The affected territory is bounded on the north by the Los Angeles River Flood Control Channel. There are no drainage basins on or near the affected territory.

The nearest populated area is 50 feet north of area 1 while areas 2 and 3 are approximately 1/2 mile away. 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 commercial uses which require organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of government services and controls in the area are acceptable. The probable effect of the proposed action and of alternative courses of action on the cost and adequacy of services and controls in the affected territory and adjacent areas is minimal.

<b>Annexation of Area 1a, 3a, 3b, and 3c to the City of Los Angeles</b>		
	<b>Current Service Provider</b>	<b>Proposed Service Provider</b>
Animal Control	County	City of Los Angeles
Fire and Emergency Medical	Consolidated Fire Protection Dist.	Los Angeles Fire Department
Flood Control	County	Same
Library	County Library	City of Los Angeles Public

		Library
Mosquito & Vector Control	Greater Los Angeles County Vector Control District	Same
Park and Recreation	County	City of Los Angeles
Planning	County	City of Los Angeles
Police	County Sheriff	Los Angeles Police Department
Road Maintenance	County	City of Los Angeles
Solid Waste	County-Private hauler	City of Los Angeles-Private hauler
Street Lighting	County	City of Los Angeles
Water	Los Angeles Department of Public Works	Same
Wastewater	Los Angeles Bureau of Sanitation	Same

<b>Detachment of Area III, i.e. 2, 3d, 3e, and 3f from the City of Los Angeles</b>		
	<b>Current Service Provider</b>	<b>Proposed Service Provider</b>
Animal Control	City of Los Angeles	County
Fire and Emergency Medical	Los Angeles Fire Department	Consolidated Fire Protection District
Flood Control	County	Same
Library	City of Los Angeles Public Library	County Library
Mosquito & Vector Control	Greater Los Angeles County Vector Control District	Same
Park and Recreation	City of Los Angeles	County
Planning	City of Los Angeles	County
Police	Los Angeles Police Department	County Sheriff
Road Maintenance	City of Los Angeles	County
Solid Waste	City of Los Angeles-Private hauler	County-Private hauler
Street Lighting	City of Los Angeles	County
Water	Los Angeles Department of Public Works	Same
Wastewater	Los Angeles Bureau of Sanitation	Same

The County will continue to provide flood control services, the City of Los Angeles will continue to provide water and wastewater services, and the Greater Los Angeles County Vector Control District will continue to provide vector control services to the entire reorganization area.



Upon approval of the reorganization request, the City of Los Angeles will provide animal control, fire and emergency medical, library, park and recreation, planning, police, road maintenance, and street lighting to areas 1a, 3a, 3b, and 3c. There are no existing public roads in the affected territory.

Upon approval of the reorganization request, the County of Los Angeles will provide animal control, fire and emergency medical, library, park and recreation, planning, police, road maintenance, and street lighting to areas 1b, 1c, 2, 3d, 3e, and 3f. There are no existing public roads in the affected territory.

The City of Los Angeles and County provide solid waste service through private haulers under contract. Upon approval of the reorganization both the City and County may have to alter their contracts to include the additional territory.

**c. *Proposed Action and Alternative Actions:***

The proposed action will have no effect on adjacent areas. 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 known alternative action is for the existing unincorporated territory to remain as unincorporated territory and the existing city territory to remain as city territory. The effect of alternate actions on mutual social and economic interests and on the local governmental structure of the City of Los Angeles and County is minimal.

**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 defined. None of the land within the affected territory is currently used for the purpose of producing an agricultural commodity for commercial purposes. According to the California Department of Conservation, Division of Land Resource Protection, none of the land within the affected territory is subject to a Land Conservation Act (aka "Williamson Act") contract nor in a Farmland Security Zone (California Land Conservation Act 2012 Status Report).

**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 do not conform to lines of assessment or ownership, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

The proposal does not 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.

Areas 1b, 1c, 2, 3d, 3e, and 3f of the proposal are consistent with the existing City General Plan designation of Regional Commercial.

Areas 1a, 3a, 3b, and 3c of the proposal are consistent with the existing County Specific Plan designation of SP Specific Plan.

Pursuant to the requirements of Government Code Section 56375(a)(7), Pre-Zoning Ordinance No. 182321 was adopted for areas 1a, 3a, 3b, and 3c by the City of Los Angeles City Council on November 16, 2012. The pre-zoning designation of [Q]C2-1-SN is consistent with the City of Los Angeles General Plan. Pre-Zoning Ordinance No. 2013-0013Z was adopted for areas 1b, 1c, 2, 3d, 3e, and 3f by the County on April 30, 2013. The pre-zoning designation of SP is consistent with the County Specific Plan.

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

The affected territory is not within the Sphere of Influence of the City of Los Angeles or Consolidated Fire Protection District, but concurrent Spheres of Influence amendments are being processed with this application.

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

Staff did not receive any significant comments from public agencies or any resolutions raising objections from any affected agency.

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

The City of Los Angeles and County currently provide municipal services to many parcels of land. The reorganization would add no more than 10 service areas to their respective service areas. The City and County have indicated that they have the ability to provide service to the affected territory once the reorganization is complete.

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

There are no known issues regarding water supply or delivery.

**l. *Regional Housing:***

The proposed reorganization has no impact on the achievement of a fair share of regional housing needs of the City or County. The County and City have agreed to a Regional

Housing Needs Assessment (RHNA) allocation transfer of 0 units from the County to the City.

***m. Comments from Landowners, Voters, or Residents:***

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

***n. Land Use Designations***

Areas 1b, 1c, 2, 3d, 3e, and 3f of the proposal are consistent with the existing City General Plan designation of Regional Commercial.

Areas 1a, 3a, 3b, and 3c of the proposal are consistent with the existing County Specific Plan designation of SP Specific Plan.

Areas 1b, 1c, 2, 3d, 3e, and 3f of the proposal are consistent with the existing City zoning designation of [Q]C2-1-SN.

Areas 1a, 3a, 3b, and 3c of the proposal are consistent with the existing County zoning designation of SP Specific Plan.

Pursuant to the requirements of Government Code Section 56375(a)(7), Pre-Zoning Ordinance No. 182321 was adopted for areas 1a, 3a, 3b, and 3c by the City of Los Angeles City Council on November 16, 2012. The pre-zoning designation of [Q]C2-1-SN is consistent with the City of Los Angeles General Plan. Pre-Zoning Ordinance No. 2013-0013Z was adopted for areas 1b, 1c, 2, 3d, 3e, and 3f by the County on April 30, 2013. The pre-zoning designation of SP is consistent with the County Specific Plan.

***o. Environmental Justice:***

The proposal will have no adverse effect with respect to the fair treatment of people of all races and incomes, or the location of public facilities or services.

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory. There are 4 DUCs within the City of Los Angeles SOI. The Proposed SOI amendment is relatively modest and is located at least 10 miles from the closest DUC. In this regard, the proposed action will have no impact upon the present and probable need for sewers, municipal and industrial water, or structural fire protection in these areas.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:**

The CEQA clearance is an Environmental Impact Report adopted by the City of Los Angeles, as lead agency, on November 14, 2012. Acting in its role as a responsible agency, and with respect to Reorganization No. 2014-01, 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 Environmental Impact Report adopted by the City of Los Angeles, 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, including the Statement of Overriding Considerations, and the Mitigation Monitoring Program, previously adopted by the lead agency in connection with its approval of the project.

**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 reorganization consisting solely of both annexations and detachments 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 reorganization. Based thereon, the commission may make determinations on the proposed reorganization without notice and hearing, and the Commission may waive protest proceedings.

**PUBLIC HEARING REQUIREMENT FOR SOI AMENDMENT(S):**

Although the Commission may waive the public notice, hearing, and protest relative to the proposed reorganization, as described above, a public hearing is still required for the proposed SOI amendments pursuant to Government Code Section 56427.

Therefore, the recommended actions include a public hearing on the SOI amendments and a waiver of the protest proceedings for the reorganization.

**SPHERE OF INFLUENCE AMENDMENT DETERMINATIONS PURSUANT TO GOVERNMENT CODE 56425(e):**

***1. Present and Planned Land Uses in the Area***

The existing land use is commercial located within the Universal Studios and Theme Park. No change in land use is proposed.

***2. Present and Probable Need for Public Facilities and Services in the Area***

The affected territory is located within and adjacent to the City of Los Angeles and County of Los Angeles unincorporated community of Universal City. General government services, including land use planning and regulation, law enforcement, fire protection, road maintenance and other services are provided by either the City of Los Angeles, County, or a special district.

The affected territory includes commercial uses which requires organized governmental services. The affected territory will require governmental services indefinitely.

**3. *Present Capacity of Public Facilities and Services:***

The City of Los Angeles, County, and Consolidated Fire Protection District currently provide municipal service to many parcels of land. The reorganization would add no more than 10 service areas to their respective service areas. The City, County, and District have indicated that they have the ability to provide service to the affected territory once the reorganization is complete.

**4. *Social of Economic communities of interest***

The proposal will have no adverse effect with respect to the fair treatment of people of all races and incomes, or the location of public facilities or services.

**5. *Disadvantaged Unincorporated Communities:***

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory. There are 4 DUCs within the City of Los Angeles SOI. All DUCs in Los Angeles County are currently within the SOI for Consolidated Fire Protection District. The Proposed SOI amendments are relatively modest and are located at least 10 miles from the closest DUC. In this regard, the proposed action will have no impact upon the present and probable need for sewers, municipal and industrial water, or structural fire protection in these areas.

**EFFECTIVE DATE:**

Government Code Section 56886(p) empowers the Commission to set an effective date for a reorganization. Pursuant to Government Code Section 57202, a reorganization's effective date is the date established in the terms and conditions of the Resolution Making Determinations and Ordering Reorganization. In the absence of a date established in the terms and conditions of the resolution, the date upon which the Certificate of Completion is recorded with the Los Angeles County Registrar-Recorder County Clerk is the effective date.

The applicant is currently processing a final map for the subject property with the City of Los Angeles. The applicant expects to record the final map in 2015, and the final map recordation must precede the effective date of Reorganization No. 2014-01. At the request of the applicant, staff has included Condition 6.b. on Page 7 of the draft Resolution, which indicates that the effective date of the proposed reorganization (annexations, detachments, and SOI amendments) shall be August 31, 2015. This will provide the applicant with sufficient time in which to record the final map in advance of the annexations, detachments, and SOI amendments taking effect.

**CONCLUSION:**

Staff recommends approval of the proposal as a logical and reasonable exchange of territory between the City of Los Angeles and Los Angeles County which will be for the interest of landowners and/or present and/or future inhabitants within the city and within the reorganization territory.

**Recommended Action:**

1. Open the public hearing and receive testimony on the SOI amendments;
2. There being no further testimony, close the public hearing;
3. Adopt the Resolution Making Determinations Approving and Ordering Reorganization No. 2014-01 to the City of Los Angeles, Amendments to the City of Los Angeles and Consolidated Fire Protection District Spheres of Influence (City annexation of Areas 1a, 3a, 3b, 3c; and City detachment of Areas 1b, 1c, 2, 3d, 3e, 3f).

**RESOLUTION NO. 2014-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"REORGANIZATION NO. 2014-01 TO THE CITY OF LOS ANGELES AND  
AMENDMENTS TO THE CITY OF LOS ANGELES AND CONSOLIDATED  
FIRE PROTECTION DISTRICT SPHERES OF INFLUENCE"**

WHEREAS, Universal Studios LLC (landowner) submitted a petition for proceedings, to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for reorganization and sphere of influence amendment of territory herein described to the City of Los Angeles (City) and Consolidated Fire Protection District (District), and annexation of areas 1a, 3a, 3b, and 3c to the City, annexation of areas 1b, 1c, 2, 3d, 3e, and 3f to the District, County Road Maintenance District No. 3, and County Public Library System; detachment of areas 1a, 3a, 3b, and 3c from the District and County Road Maintenance District No. 3, detachment of areas 1b, 1c, 2, 3d, 3e, and 3f from the City; and withdrawal of areas 1a, 3a, 3b, and 3c from the County Library System, all within and adjacent to the unincorporated territory known as Universal City; and

WHEREAS, the proposed reorganization consists of approximately 32.00± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Reorganization No. 2014-01 to the City of Los Angeles"; and

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

WHEREAS, the principal reason for the proposed reorganization, as stated by the applicant, is for implementation of approved NBC Universal Evolution Plan and boundary cleanup purposes; and

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

WHEREAS, even though a public hearing is not required for the Proposal, a public hearing is nevertheless required for the proposed SOI amendment(s), pursuant to Government Code Section 56427; and

WHEREAS, the Executive Officer has given notice of the public hearing for the proposed Sphere of Influence Amendment(s) pursuant to Government Code Sections 56150-56160, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on September 11, 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 October 8, 2014, this Commission considered the Proposal and the report of Executive Officer, and 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 the Spheres of Influence Amendments.



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 reorganization 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 reorganization, 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 reorganization 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 hereby makes determinations upon the proposed reorganization proposal without notice and hearing and waives protest proceedings relative to the proposed reorganization.

However, with respect to the proposed SOI amendment(s), a public hearing is still required pursuant to Government Code Section 56427.

2. The Commission hereby amends the Spheres of Influences of the City and District so as to exclude areas 1b, 1c, 2, 3d, 3e, and 3f of the affected territory described in Exhibit "A" and "B" from the City, and include areas 1a, 3a, 3b, and 3c of the affected territory described in Exhibit "A" and "B" in the City, and exclude areas 1a, 3a, 3b, and 3c of the affected territory described in Exhibit "A" and "B" from the District, and include areas 1b, 1c, 2, 3d, 3e, and 3f of the affected territory described in Exhibit "A" and "B" in the District, and makes the following determinations in accordance with Government Code Section 56425:

- a. Present and Planned Land Uses in the Area

The existing land use is commercial located within the Universal Studios and Theme Park. No change in land use is proposed.

- b. Present and Probable Need for Public Facilities and Services in the Area

The affected territory is located within and adjacent to the City of Los Angeles and County of Los Angeles unincorporated community of Universal City. General government services, including land use planning and regulation, law enforcement, fire protection, road maintenance and other services are provided by either the City of Los Angeles, County, or special district. The affected territory includes commercial uses which require organized governmental services. The affected territory will require governmental services indefinitely.

c. Present Capacity of Public Facilities and Adequacy of Public Services that the Agency Provides or is Authorized to Provide

The City of Los Angeles, County, and Consolidated Fire Protection District currently provide municipal service to many parcels of land. The reorganization would add no more than 10 service areas to their respective service areas. The City, County, and District have indicated that they have the ability to provide service to the affected territory once the reorganization is complete.

d. Existence of Any Social or Economic Communities of Interest

The proposal will have no adverse effect with respect to the fair treatment of people of all races and incomes, or the location of public facilities or services.

e. Disadvantaged Unincorporated Communities

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory. There are 4 DUCs within the City of Los Angeles SOI. All DUCs in Los Angeles County are currently within the SOI for Consolidated Fire Protection District. The Proposed SOI amendments are relatively modest and are located at least 10 miles from the closest DUC. In this regard, the proposed action will have no impact upon the present and probable need for sewers, municipal and industrial water, or structural fire protection in these areas.

f. Determination of the Services of the Existing District

The Commission has on file written statement of the functions and classes of service of the City and District and can establish the nature, location and extent of its classes of service and that it provides water service within its boundary.

3. The Commission, acting in its role as a responsible agency with respect to Reorganization No. 2014-01 to the City of Los Angeles, 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 Environmental Impact Report adopted on November 14, 2012 by the City of Los Angeles, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. The Commission finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings, including the Mitigation Monitoring Plan, and Statement of Overriding Considerations previously adopted by the lead agency in connection with its approval of the project.
4. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.

5. The affected territory consists of 32.00± acres, is uninhabited, and is assigned the following short form designation:

"Reorganization No. 2014-01 to the City of Los Angeles".

6. Reorganization No. 2014-01 to the City of Los Angeles is hereby approved, subject to the following terms and conditions:

- a. Universal Studios LLC 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 reorganization shall be August 31, 2015.
- c. Payment of Registrar-Recorder/County Clerk and State Board of Equalization fees.
- d. The territory so reorganized shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City and/or District.
- e. The regular County assessment roll shall be utilized by the City and/or District.
- f. The affected territory will be taxed for any existing general indebtedness, if any, of the City and/or District.

- g. Annexation of areas 1a, 3a, 3b, and 3c of the affected territory described in Exhibit "A" and "B" to the City of Los Angeles.
- h. Annexation of areas 1b, 1c, 2, 3d, 3e, and 3f of the affected territory described in Exhibit "A" and "B" to the Consolidated Fire Protection District, County Road Maintenance District No. 3, and County Public Library System.
- i. Detachment of areas 1a, 3a, 3b, and 3c of the affected territory described in Exhibit "A" and "B" from the Consolidated Fire Protection District, and County Road Maintenance District No. 3.
- j. Detachment of areas 1b, 1c, 2, 3d, 3e, and 3f of the affected territory described in Exhibit "A" and "B" from the City of Los Angeles.
- k. Withdrawal of areas 1a, 3a, 3b, and 3c of the affected territory described in Exhibit "A" and "B" from the County Library System.
- l. Upon the effective date of the reorganization, with respect to areas 1a, 3a, 3b, and 3c, all right, title, and interest of the County, including but not limited to, the underlying fee title or easement where owned by the County, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City.

- m. Upon the effective date of the reorganization, with respect to areas 1b, 1c, 2, 3d, 3e, and 3f, all right, title, and interest of the City, including but not limited to, the underlying fee title or easement where owned by the City, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the County.
- n. Upon the effective date of the reorganization, with respect to areas 1a, 3a, 3b, and 3c, the City shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the County: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.

- o. Upon the effective date of the reorganization, with respect to areas 1b, 1c, 2, 3d, 3e, and 3f, the County shall be the owner of and responsible for, the operation, maintenance, and repair of all of the following property owned by the City: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.
- p. Upon the effective date of the reorganization, with respect to areas 1a, 3a, 3b, and 3c, the City shall do the following: (1) assume ownership and maintenance responsibilities for all drainage devices, storm drains and culverts, storm drain catch basins, appurtenant facilities (except regional Los Angeles County Flood Control District (LACFCD) facilities for which LACFCD has a recorded fee or easement interest and which have been accepted into the LACFCD system), site drainage, and all master plan storm drain facilities that are within the reorganization areas and are currently owned, operated and maintained by the County; (2) accept and adopt the County of Los Angeles Master Plan of Drainage (MPD), if any, which is in effect for the reorganization areas. Los Angeles County Department of Public Works Department (LACDPW) should be contacted to provide any MPD which may be in effect for the reorganization areas. Deviations



- from the MPD shall be submitted to the Chief Engineer of LACFCD/Director of LACDPW for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts to LACFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the reorganization areas; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACDPW, for review and comment.
- q. Upon the effective date of the reorganization, with respect to areas 1b, 1c, 2, 3d, 3e, and 3f, the County shall do the following: assume ownership and maintenance responsibilities for all drainage devices, storm drains and culverts, storm drain catch basins, appurtenant facilities, site drainage, and all master plan storm drain facilities that are within the reorganization areas and are currently owned, operated and maintained by the City.
- r. Except to the extent in conflict with "a" through "q", above, the general terms and conditions contained in the California Government Code (commencing with Government Code Section 57325) shall apply to this reorganization.

7. The Executive Officer is directed to transmit a copy of this resolution to the City and District, upon the Universal Studios LLC 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 08<sup>th</sup> day of October 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**







**Staff Report**

**October 8, 2014**

**Agenda Item No. 8.a.**

**Protest Hearing on Annexation No. 2013-03 to the  
City of Santa Clarita (North Saugus)**

On August 13, 2014, your Commission approved a request for the annexation of approximately 827 ± acres of uninhabited territory into the boundaries of the City of Santa Clarita and the Greater Los Angeles Vector Control District. The Protest Hearing before you today will satisfy the requirements of Government Code Section 57000, *et seq.*

The number of written protests received and not withdrawn is 0.

**PROPOSAL SUMMARY:**

Size of Affected Territory:	827± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	City of Santa Clarita
Resolution or Petition:	March 26, 2013
Application Filed with LAFCO:	May 7, 2013
Location:	The affected 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.
City/County:	Los Angeles County unincorporated territory
Affected Territory:	The affected territory consists of a filming ranch, an animal training facility, and vacant land. The topography is hilly.
Surrounding Territory:	Surrounding the territory is residential and vacant land.
Landowner(s):	There are multiple owners of record.
Registered Voters:	0 registered voters as of March 27, 2013

Purpose/Background:	Landowners within the affected territory approached the City of Santa Clarita for annexation. The property owners cite that the quality of services provided by the City and the desire for local government representation are the reason for the annexation. For health and safety concerns a simultaneous annexation is being processed for the Greater Los Angeles County Vector Control District with this application.
Related Jurisdictional Changes:	The related jurisdictional changes as a result of this annexation include annexation to Greater Los Angeles County Vector Control District, detachment from County Road District No. 5, and withdrawal from the County Public Library System.
Within SOI:	Yes
Waiver of Notice/Hearing/Protest:	No
CEQA Clearance:	The California Environmental Quality Act (CEQA) clearance is a Negative Declaration adopted by the City of Santa Clarita, as lead agency, on March 26 2013.
Additional Information:	None

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

***a. Population:***

The existing population is 0 residents as of May 7, 2013. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 0 residents.

The affected territory is 827+/- acres. The existing land use is a filming ranch, an animal training facility, and vacant land. No change in land use is proposed.

The assessed valuation is \$4,276,689 as of April 2013. The per capita assessed valuation issue does not apply because the affected territory is unpopulated. On January 28, 2014, 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 hilly.

The affected territory is bounded by mountains, located on and adjacent to the property. There are no drainage basins on or near the affected territory.

The nearest populated area is 500 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 filming ranch and an animal training facility, both of which require organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of government services and controls in the area are acceptable. The probable effect of the proposed action and of alternative courses of action on the cost and adequacy of services and controls in the affected territory and adjacent areas is minimal.

	Current Service Provider	Proposed Service Provider
Animal Control	County	Same
Fire and Emergency Medical	Consolidated Fire Protection Dist.	Same
Flood Control	County	Same
Library	County Library	City of Santa Clarita
Mosquito & Vector Control	None	Greater Los Angeles County Vector Control District

Park and Recreation	County	City of Santa Clarita
Planning	County	City of Santa Clarita
Police	County Sheriff	Same- under contract with County Sheriff
Road Maintenance	County	City of Santa Clarita
Solid Waste	County-Private hauler	City of Santa Clarita-Private hauler
Street Lighting	County	City of Santa Clarita
Water	Santa Clarita Water Division	Same
Wastewater	Santa Clarita Valley Sanitation District	Same

The County will continue to provide animal control and flood control to the annexation area. Upon approval of the annexation request, the City of Santa Clarita will provide library services, park and recreation, planning, road maintenance, and street lighting services as well as police and solid waste services directly or through contracts. The City will continue to provide adequate services and maintain current service levels. Enhanced service levels will be financed through city general fund revenues or developer fees.

There are no changes in fire and emergency medical, police, water, and wastewater service providers and in levels of service. Solid waste service is currently provided by the County through contract with a private hauler; upon approval of the annexation, the City of Santa Clarita will provide service through contract with a private hauler. No change in service level is anticipated.

The County manages several special assessment districts within the proposed annexation area, including County Road Maintenance District No. 5 and the County Public Library System. As part of this annexation request, the affected territory will be detached from these special assessment districts, and the City of Santa Clarita will assume responsibility for funding and providing the services. The following special district assessments would be applied upon annexation: Open Space Preservation District - \$32 per single-family residence per year, Stormwater Facility Maintenance District- \$23 per single-family residence per year, Landscape Maintenance District \$61 per single-family residence per year, and Street Light Maintenance District - \$73 per single-family residence per year.

Currently there are no vector control services provide to affected territory. As part of this annexation request, the affected territory will be annexed to the Greater Los Angeles County Vector Control District.

**c. *Proposed Action and Alternative Actions:***

The proposed action will have no effect on adjacent areas. 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 known alternative action is for the existing unincorporated territory to remain as unincorporated territory. The effect of alternate action on mutual social and economic interests and on the local governmental structure of the County is minimal.

**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 defined. None of the land within the affected territory is currently used for the purpose of producing an agricultural commodity for commercial purposes. According to the California Department of Conservation, Division of Land Resource Protection, none of the land within the affected territory is subject to a Land Conservation Act (aka "Williamson Act") contract nor in a Farmland Security Zone (California Land Conservation Act 2012 Status Report).

**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.

The proposal does not 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 OS-NF Open Space National Forest and RL5 & 10 Rural Land.

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

Pursuant to the requirements of Government Code Section 56375(a)(7), Pre-Zoning Ordinance No. 13-02 was adopted by the City of Santa Clarita City Council on April 9, 2013. The pre-zoning designation of OS Open Space, OS-MR Open Space Movie Ranch, RE Residential Estate, and RE-MR Residential Estate with a Movie Ranch is consistent with the City of Santa Clarita General Plan.



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

The affected territory is within the Sphere of influence of the City of Santa Clarita and Greater Los Angeles County Vector Control District.

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

Staff did not receive any significant comments from public agencies or any resolutions raising objections from any affected agency.

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

The City of Santa Clarita currently provides municipal services to almost 62,000 parcels of land. The annexation would add approximately 23 more parcels to the service area. The City indicated that it has the ability to provide service to the affected territory once the annexation is complete.

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

There are no known issues regarding water supply or delivery.

***l. Regional Housing:***

The proposed annexation has no impact on the achievement of a fair share of regional housing needs of the City or County. The County and City have agreed to a Regional Housing Needs Assessment (RHNA) allocation transfer of 0 units from the County to the City.

***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 OS-NF Open Space National Forest and RL5 & 10 Rural Land.

The proposal is consistent with the existing County zoning designation of W Watershed, A-1-2 Light Agriculture, and A-2-2 Heavy Agriculture.

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

Pursuant to the requirements of Government Code Section 56375(a)(7), Pre-Zoning Ordinance No. 13-02 was adopted by the City of Santa Clarita City Council on April 9, 2013. The pre-zoning designation of OS Open Space, OS-MR Open Space Movie Ranch, RE Residential Estate, and RE-MR Residential Estate with a Movie Ranch is consistent with the City of Santa Clarita General Plan.

***o. Environmental Justice:***

The proposal will have no adverse effect with respect to the fair treatment of people of all races and incomes, or the location of public facilities or services

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory, nor in the entire Santa Clarita Valley.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:**

The CEQA clearance is a Negative Declaration adopted by the City of Santa Clarita, as lead agency, on March 26, 2013. Acting in its role as a responsible agency, and with respect to Annexation No. 2013-03 to the City of Santa Clarita (North Saugus), 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 Negative Declaration adopted by the City of Santa Clarita, and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.

**CONCLUSION:**

Staff recommends approval of the proposal as a logical and reasonable extension of the City of Santa Clarita and the Greater Los Angeles County Vector Control District which will be for the interest of landowners and/or present and/or future inhabitants within the city and within the annexation territory.

**Recommended Action:**

1. Open the protest hearing and receive written protests;
2. Close the protest hearing;
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of written protests filed and not withdrawn and report back to the Commission with the results; and
4. Based upon the results of the protest hearing, either adopt a resolution terminating the annexation proceedings if a majority protest exists pursuant to Government Code Section 57078, or ordering Annexation No. 2013-03 to the City of Santa Clarita (North Saugus) if written protests have been filed and not withdrawn by owners of land who own less than 50 percent of the total assessed value of land within the affected territory.

**RESOLUTION NO. 2014-00PR  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS ORDERING  
"ANNEXATION NO. 2013-03 TO THE CITY OF SANTA CLARITA (NORTH SAUGUS)"**

WHEREAS, the City of Santa Clarita (City) 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 Title 5, Division 3 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 City, and annexation of said territory to the Greater Los Angeles County Vector Control District, detachment from County Road District No. 5, and withdrawal from County Public Library System, all within the County of Los Angeles (County); and

WHEREAS, the proposed annexation consists of approximately 827.00± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2013-03 to the City of Santa Clarita (North Saugus)"; 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, as stated by the City, is the that a majority of the landowners within the affected territory desire the services provided by the City and local government representation; and

WHEREAS, on August 13, 2014, the Commission approved Annexation No. 2013-03 to the City of Santa Clarita (North Saugus) and Greater Los Angeles County Vector Control District; and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for October 8, 2014 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, the Executive Officer has given notice of the protest hearing pursuant to Government Code Sections 56150-56160, 56660-56661, 57025, and 57026, wherein the protest hearing notice was published in a newspaper of general circulation in the County of Los Angeles on September 11, 2014, which is at least 21 days prior to the protest hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

WHEREAS, at the time and place fixed in the notice, the hearing was held, and any and all oral or written protests, objections, and evidence were received and considered; and

WHEREAS, the Commission, acting as the conducting authority, has the ministerial duty of tabulating the value of protests filed and not withdrawn and either terminating these proceeding if a majority protest exists or ordering the annexation directly; and the Commission has received a report and recommendations on adoption of a conforming resolution from its Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of property owners is 21, and the total assessed value of land within the affected territory is \$4,276,689.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 2013-03 to the City of Santa Clarita (North Saugus) and not withdrawn is 0, which, even if valid, represents owners of land who own less than 50 percent of the assessed value of land within the affected territory.
3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 827.00± acres, is uninhabited, and is assigned the following short form designation:  
  
"Annexation No. 2013-03 to the City of Santa Clarita (North Saugus)".
5. Annexation No. 2013-03 to the City of Santa Clarita (North Saugus) is hereby approved, subject to the following terms and conditions:
  - a. The City 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 City.
- e. The regular County assessment roll shall be utilized by the City.
- f. The affected territory will be taxed for any existing general indebtedness, if any, of the City.
- g. Annexation of the affected territory described in Exhibits "A" and "B" to the City.
- h. Annexation of the affected territory to the Greater Los Angeles County Vector Control District.
- i. Detachment of the affected territory from County Road District No. 5.
- j. Withdrawal of affected territory from County Public Library System.
- k. Upon the effective date of the annexation, all right, title, and interest of the County, including but not limited to, the underlying fee title or easement where owned by the County, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City.

- l. Upon the effective date of the annexation, the City shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the County: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.
- m. Upon the effective date of the annexation, the City shall do the following: (1) assume ownership and maintenance responsibilities for all drainage devices, storm drains and culverts, storm drain catch basins, appurtenant facilities (except regional Los Angeles County Flood Control District (LACFCD) facilities for which LACFCD has a recorded fee or easement interest and which have been accepted into the LACFCD system), site drainage, and all master plan storm drain facilities that are within the annexation area and are currently owned, operated and maintained by the County ; (2) accept and adopt the County of Los Angeles Master Plan of Drainage (MPD), if any, which is in effect for the annexation area. Los Angeles County Department of Public Works Department (LACDPW) should be contacted to provide any MPD which may be in effect for the annexation area. Deviations from the MPD shall be submitted to the Chief

Engineer of LACFCD/Director of LACDPW for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts to LACFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACDPW, for review and comment.

- n. Except to the extent in conflict with "a" through "m", above, the general terms and conditions contained in 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 City.
- 7. The Executive Officer is directed to transmit a copy of this resolution to the City, upon the City's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.



Resolution No. 2014-00PR

Page 7

PASSED AND ADOPTED this 08<sup>th</sup> day of October 2014.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

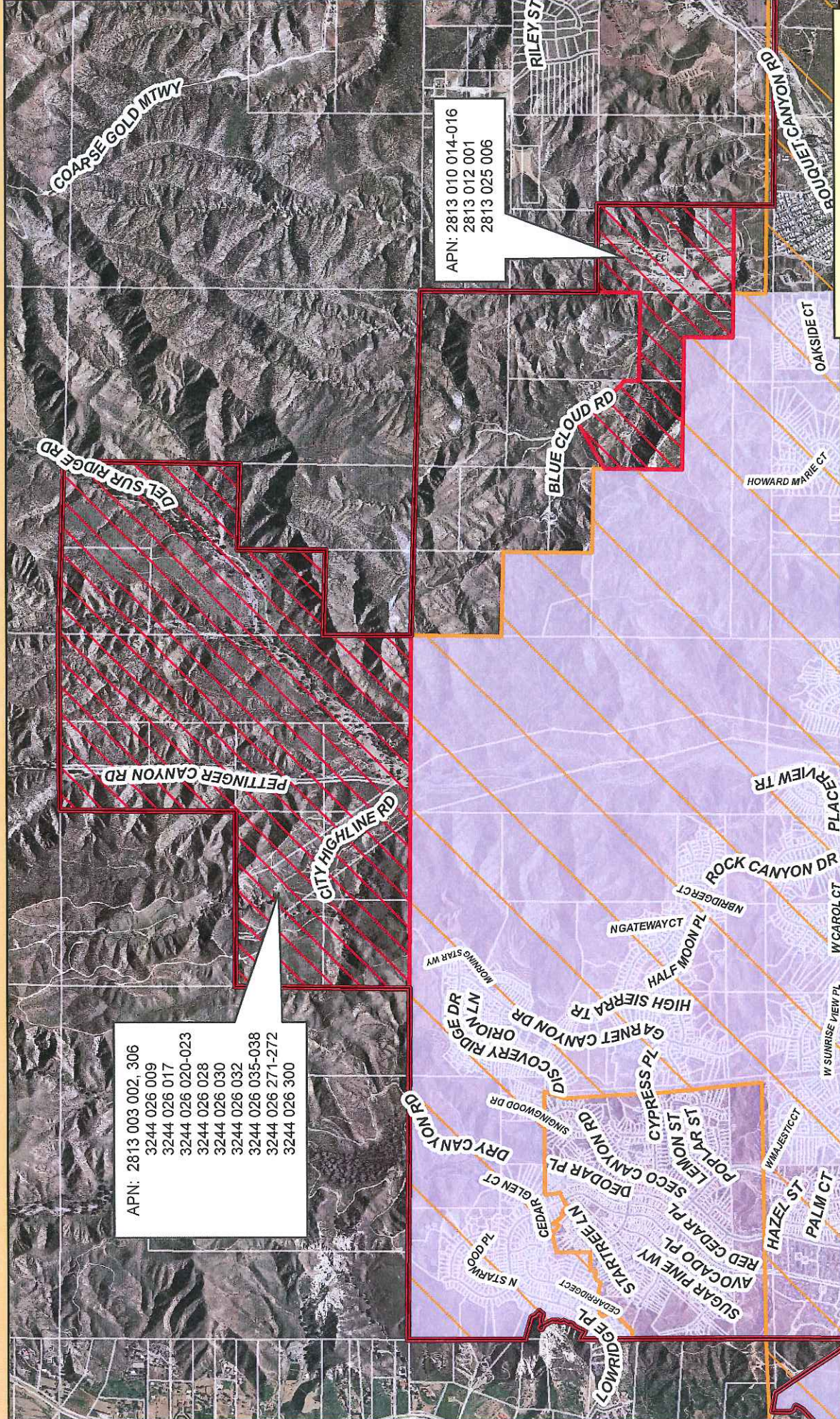
MOTION PASSES: 0/0/0

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

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





### Annexation No. 2013-03 to the City of Santa Clarita (North Saugus) and Greater Los Angeles County Vector Control District

October 8, 2014 C:\GIS\MXDs\Annexations\Santa Clarita 2013-03

**Legend**

- Santa Clarita Sphere of Influence
- Greater LA County Vector Control District
- Annexation 2013-03
- City of Santa Clarita

2,000 1,000 0 2,000 Feet

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



**Staff Report**

**October 8, 2014**

**Agenda Item No. 9.a.**

**Outside Employment Request  
Executive Officer**

The Employment Agreement between the Commission and the Executive Officer requires that the Executive Officer consult with Commission counsel and secure the approval of the Commission before accepting any new outside employment

The Executive Officer anticipates an opportunity with the University of California Davis Extension to teach a one-day seminar ("Planning and Regulating the Boundaries and Service Areas of Cities and Special Districts in California") in the spring of 2015.

Teaching the course is consistent with all of the requirements and limitations set forth in the Employment Agreement between the Commission and the Executive Officer. These include a limitation on all outside employment to a maximum of fifteen hours a week, the absence of conflict with official duties of the Executive Officer or the interests of LAFCO, the absence of any financial interest in any transaction to which LAFCO is a party, and the absence of any work which may be subject to review by LAFCO officials or employees. Other outside employment, previously approved by the Commission in January of 2011, consists of part-time hearing officer services for the City of Pasadena and part-time adjunct instructor for an evening class at the University of Southern California.

In addition, since the course will be taught on a Friday, it would fall on a day that the LAFCO offices are closed and would not conflict with LAFCO's 4-10 work schedule.

LAFCO Counsel has been consulted and concurs that the request is consistent with the Employment Agreement.

**Recommended Action:**

1. Authorize the Executive Officer to accept outside employment from the University of California Davis Extension to teach a one-day seminar (Planning and Regulating the Boundaries and Service Areas of Cities and Special Districts in California) in the spring of 2015.