

## SPECIAL MEETING

### LOCAL AGENCY FORMATION COMMISSION MEETING AGENDA

Wednesday, November 19, 2014  
9:00 a.m.

#### Room 381B

Kenneth Hahn Hall of Administration  
500 West Temple Street, Los Angeles 90012

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

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

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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.

- a. Annexation No. 2014-09 to Los Angeles County Waterworks District No. 36, Val Verde.
- b. Annexation No. 2014-13 to Los Angeles County Waterworks District No. 40, Antelope Valley.

**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 October 8, 2014.
- b. Approve Minutes of October 22, 2014 (Special Meeting).
- c. Operating Account Check Register for the month of October 2014.
- d. Receive and file update on pending applications.

**7. PUBLIC HEARING(S)**

- a. Annexation No. 2012-12 to Los Angeles County Waterworks District No. 40, Antelope Valley, and California Environmental Quality Act exemption.
- b. Reorganization No. 2014-10 to the City of Torrance (Rolling Hills Country Club) Amendments to the City of Torrance, City of Rolling Hills Estates, Palos Verdes Library District, and Consolidated Fire Protection District Spheres of Influence, and Environmental Impact Report.

**8. PROTEST HEARING(S)**

- a. Annexation No. 2012-10 to Los Angeles County Waterworks District No. 40, Antelope Valley, and California Environmental Quality Act exemption.

**9. OTHER ITEMS**

- a. Revision to Written Protests Valuation Policy

**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**

January 14, 2015  
February 11, 2015  
March 11, 2015

14. **FUTURE AGENDA ITEMS**

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

15. **ADJOURNMENT MOTION**

## **Staff Report**

**November 19, 2014**

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

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

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

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

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

- a. *Project Description* -Annexation 2014-09 to Los Angeles County Waterworks District No. 36, Val Verde.  
SFI Los Valles, LLC (landowner) filed an application to annex 12.01± acres of vacant land to Los Angeles County Waterworks District No. 36. The project includes the development of 209 single-family homes and 1 golf course.

*Project Location* - The project site is located north of Hasley Canyon Road and Los Valles Road, in Los Angeles County unincorporated territory of Castaic.

The Executive Officer will transmit a copy of the annexation proposal to Los Angeles County Waterworks District No. 36, as required by Government Code section 56857(a).

**Recommended Action**  
Receive and file.

## **Staff Report**

**November 19, 2014**

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

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

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

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

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

- a. *Project Description* -Annexation 2014-13 to Los Angeles County Waterworks District No. 40, Antelope Valley.  
Lebata Inc. (landowner) filed an application to annex 310.96± acres of vacant land to Los Angeles County Waterworks District No. 40. The project includes a proposed sand and gravel mining operation.

*Project Location* - The project site is located near Avenue T and 126<sup>th</sup> Street East, in Los Angeles County unincorporated territory, near the community of Pearblossom.

The Executive Officer will transmit a copy of the annexation proposal to Los Angeles County Waterworks District No. 40, as required by Government Code section 56857(a).

**Recommended Action**  
Receive and file.



Local Agency Formation Commission  
for the County of Los Angeles

 **DRAFT**

Commission

Jerry Gladbach  
Chair

Richard H. Close  
Donald L. Dear  
Margaret Finlay  
Tom LaBonge  
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  
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Amber De La Torre  
Doug Dorado  
Michael Henderson  
Alisha O'Brien  
Patricia Wood

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

October 8, 2014

Present:

Jerry Gladbach, Chair

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

Don Knabe, Alternate  
Joe Ruzicka, Alternate

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

Absent:

Lori Brogin-Falley, Alternate  
Paul Krekorian, Alternate  
Judith Mitchell, Alternate

80 South Lake Avenue  
Suite 870  
Pasadena, CA 91101  
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1 CALL MEETING TO ORDER

The meeting was called to order at 9:00 a.m. in Room 381-B of the County Hall of Administration.

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Jerry Gladbach.

3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

The Executive Officer (E.O.) read an announcement, asking that persons who made a 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 September 10, 2014.
- b. Approved Operating Account Check Register for the month of September 2014.
- c. Received and filed update on pending applications.

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

The E.O. stated that both Supervisor Yaroslavsky and Commissioner LaBonge indicated previously that they want to be present during the consideration of Agenda Item 7.a. The E.O. asked Chair Gladbach to move on to Item 8.a. Chair Gladbach agreed to move to Item 8.a.

[Supervisors Molina and Yaroslavsky arrived at 9:04 a.m.]

## 8 PROTEST HEARING(S)

The following item was called up for consideration:

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

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

The Commission took the following action:

- Adopted the Resolution No. 2014-12PR Making Determinations Ordering Annexation No. 2013-03 to the City of Santa Clarita (North Saugus).

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

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

## 7 PUBLIC HEARING(S)

The following item was called up for consideration:

- 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).

The E.O. summarized the staff report and noted that the effective date for this reorganization is August 31, 2015, as requested by the Applicant.



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. 2014-33RMD 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 Area 1a, 3a, 3b, 3c; and City detachment of Area 1b, 1c, 2, 3d, 3e, 3f).

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

Commissioner LaBonge stated he enjoyed working with Supervisor Yaroslavsky and thanked him for his expertise in resolving various boundary issues between the City of Los Angeles and the County of Los Angeles. Commissioner LaBonge stated that NBC Universal is an economic engine for providing employment and tourism to the region.

Chair Gladbach commended all parties involved with this reorganization.

## 9 OTHER ITEMS

The following item was called up for consideration:

- a. Outside Employment Request – Executive Officer.

The Commission took the following action:

- Authorized 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 District in California) in the spring of 2015.

MOTION:	LaBONGE
SECOND:	FINLAY
AYES:	CLOSE, DEAR, FINLAY, LaBONGE, McCALLUM, MOLINA,

	SPENCE, YAROSLAVSKY, GLADBACH
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE
MOTION PASSES:	9/0/0

## 10 COMMISSIONERS' REPORT

Chair Gladbach reported that the Ad-Hoc Committee met on September 30<sup>th</sup> and selected four finalists for the Alternate Public Member vacancy. The following four finalists will be interviewed by the Commission on October 22<sup>nd</sup> at 9:00 a.m.: Gordon Hamilton from Pasadena, Greig Smith from the San Fernando Valley, Lloyd Carder from Castaic, and Vanessa Langley from the Antelope Valley.

Commissioner LaBonge stated he knows two out of the four finalists. Mr. LaBonge asked if he will need to recuse himself from interviewing the finalists. Helen Parker, Legal Counsel, advised that Commissioner LaBonge can participate in the interviewing process.

The E.O. noted that the Special Meeting on October 22<sup>nd</sup> will include two Agenda items; one, interview the finalists; and two, either vote or continue the voting until the November 19<sup>th</sup> Special Meeting. The E.O. stated that a vote for an Alternate Public Member requires one affirmative vote from each of the four appointing categories: one, a Board of Supervisors member; two, a Special District member; three, a City member; and four, a City of Los Angeles member. The E.O. stated that Commissioner LaBonge or his alternate will need to meet this requirement for the vote count.

Commissioner Close asked about the format of the interviews. The E.O. stated that the four finalists would be in a separate room and one finalist at a time would be called in by the Commission to start the interview process.

Commissioner Close asked if the October 22<sup>nd</sup> Special Meeting is an open session or a closed session. The E.O. stated that the meeting will be in open session, as required by law.

## 11 EXECUTIVE OFFICER'S REPORT

(None).

Commissioner Close asked if the E.O. is satisfied with the quarterly report submitted by the Sativa County Water District (District). The E.O. stated that LAFCO sent a letter to the District asking the District to report on the progress of each of the issues addressed in the LAFCO analysis in the next quarterly report. The District is scheduled to submit a second quarterly report in December which will provide the next opportunity to address each of those issues. The

E.O. stated there LAFCO are areas where the District has made progress and other areas which need improvement. LAFCO staff also provided a draft letter to the District for the purpose of mailing out a final bilingual letter to inform rate payers of LAFCO's actions with respect to the District and to provide contact information for anyone wanting to follow-up with LAFCO. The E.O. stated he is waiting for comments back from the District and has followed up with the acting General Manager. The E.O. will report back to the Commission at next month's meeting regarding the final letter.

12 PUBLIC COMMENT

(None).

13 FUTURE MEETINGS

October 22, 2014 (Special Meeting)  
November 19, 2014 (Special Meeting - moved from the regular meeting of November 12, 2014)

14 FUTURE AGENDA ITEMS

(None).

Commissioner LaBonge stated he is currently working with his colleagues to address unincorporated County areas, adjacent to the City of Los Angeles, for a future study.

15 ADJOURNMENT MOTION

On motion of Commissioner McCallum, seconded by Supervisor Yaroslavsky, the meeting was adjourned at 9:19 a.m.

Respectfully submitted,

Paul A. Novak, AICP  
Executive Officer



Local Agency Formation Commission  
for the County of Los Angeles

 **DRAFT**

Commission  
Jerry Gladbach  
Chair

Richard H. Close  
Donald L. Dear  
Margaret Finlay  
Tom LaBonge  
Gerard McCallum  
Gloria Molina  
David Spence  
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## SPECIAL MEETING

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

October 22, 2014

### Present:

Jerry Gladbach, Chair

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

Joe Ruzicka, Alternate

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

### Absent:

Donald L. Dear

Lori Brogin-Falley, Alternate  
Don Knabe, Alternate  
Paul Krekorian, Alternate  
Judith Mitchell, Alternate

1 CALL MEETING TO ORDER

The meeting was called to order at 9:08 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 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 four finalists for the position of Alternate Public Member.

5 OTHER ITEMS

The following item was called up for consideration:

- a. Interview Finalists for the Alternate Public Member.

Chair Gladbach asked the E.O. to describe the process for selecting the finalists.

The E.O. stated that staff has provided notice of the vacant Alternate Public Member position as required under State law, including providing written notice to the County, all cities, and all independent special districts. There was a 6-week period for applicants to apply, which ended on September 8, 2014. The Chair appointed an Ad Hoc Committee of four members to screen applicants. On September 30<sup>th</sup>, the Ad Hoc Committee for the Alternate Public Member met and narrowed the 27 applicants to four finalists. Staff and legal counsel have determined that the finalists meet the criteria for the position. Staff recommended that the names of the finalists be drawn at random to determine interview order, followed by the interviews.

The E.O. stated that he provided Commissioners with a list of potential questions for Commissioners to ask the finalists.

The following four finalists, drawn at random, and in the following order, were interviewed by the Commission:

Lloyd Carder  
Vanessa Langley  
Gordon Hamilton  
Greig Smith

[Commissioner Close arrived at 9:20 a.m.]

[Supervisor Yaroslavsky arrived at 9:36 a.m.]

[Supervisor Molina left at 9:50 a.m.]

## 5 OTHER ITEMS

The following item was called up for consideration:

### b. Appointment of the Alternate Public Member.

Chair Gladbach asked each Commissioner to choose their top two candidates. The Commissioners named the candidates as follows:

<u>Commissioner Close</u>	<u>Commissioner Finlay</u>	<u>Commissioner LaBonge</u>	<u>Commissioner McCallum</u>
Carder	Hamilton	Hamilton	Hamilton
Smith	Smith	Smith	Smith
<u>Commissioner Spence</u>	<u>Supervisor Yaroslavsky</u>	<u>Commissioner Ruzicka</u>	<u>Chair Gladbach</u>
Smith	None listed*	(Alt. for Dear)	Langley
Carder		Carder	Carder
		Hamilton	

\*Because he was present for the interviews of two of the four finalists, Supervisor Yaroslavsky stated that he would not identify his top candidates for the vacancy in this preliminary round.

The E.O. stated that Grieg Smith received five nominations, Lloyd Carder received four nominations, Gordon Hamilton received four nominations, and Vanessa Langley received one nomination.

The E.O. stated that the appointment of a Alternate Public Member requires a majority vote, which must include one affirmative vote from each of the four appointing categories; one, a

Board of Supervisors appointee (Molina, Yaroslavsky, or Close); two, a City Selection Committee appointee (Finlay or Spence); three, a Council President of the Los Angeles City Council appointee (LaBonge); and four, an Independent Special Districts Selection Committee appointee (Gladbach or Dear (in this case, Ruzicka as Dear's Alternate).

The E.O. stated that Public Member McCallum cannot vote for the Alternate Public Member, pursuant to state law.

The Commission took the following action:

- Nominated and Appointed Greig Smith as Alternate Public Member to serve out the remaining term of Gerard McCallum, which expires on May 2, 2016.

MOTION:	CLOSE
SECOND:	SPENCE
AYES:	CLOSE, FINLAY, LaBONGE, RUZICKA (ALT. FOR DEAR), SPENCE, GLADBACH
NOES:	NONE
ABSTAIN:	YAROSLAVSKY
ABSENT:	DEAR, MOLINA
MOTION PASSES:	6/0/1

Chair Gladbach congratulated Greig Smith as the new Alternate Public Member and thanked all finalists for their participation.

## 6 COMMISSIONERS' REPORT

Commissioner Spence stated the 2014 Annual CALAFCO Conference was informative and he enjoyed attending the Conference. Chair Gladbach stated the Conference was excellent with good attendance. Commissioner McCallum attended the Conference and he stated LAFCO 101 was a great session.

## 7 EXECUTIVE OFFICER'S REPORT

The E.O. stated that a proposal to annex and detach territory between Rolling Hills Estates and Torrance (Reorganization No. 2014-10) will be on the next agenda scheduled for November 19<sup>th</sup>.

The E.O. stated that there are no proposals before LAFCO that require action in Calendar Year 2014. The E.O. recommended, therefore, that the Commission cancel the December meeting, as the Commission had done for several previous years.

The Commission took the following action:

- Canceled the Commission Meeting of December 10, 2014.

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

The E.O. stated that the November 19<sup>th</sup> meeting will be Supervisor Molina's and Supervisor Yaroslavsky's last LAFCO meeting.

## 12 PUBLIC COMMENT

(None).

## 13 FUTURE MEETINGS

November 19, 2014 (Special Meeting - moved from the regular meeting of November 12, 2014)  
January 14, 2015  
February 11, 2015

## 14 FUTURE AGENDA ITEMS

(None).

## 15 ADJOURNMENT MOTION

Chair Gladbach adjourned the meeting at 10:03 a.m.

Respectfully submitted,

Paul A. Novak, AICP  
Executive Officer



10:07 AM

11/03/14

Accrual Basis

**LAFCO 03**  
**REGISTER REPORT**  
**October 2014**

Type	Date	Num	Name	Memo	Amount	Balance
<b>10000 Cash Unrestricted</b>						
<b>10003 Operating Account</b>						
Bill Pmt -Check	10/2/2014	7294	Accountemps	Cust#00490-001923000, G. Duche ...	-112.28	-112.28
Bill Pmt -Check	10/2/2014	7295	LACERA	September 2014 Employee/Employ...	-11,535.01	-11,647.29
Bill Pmt -Check	10/2/2014	7296	Los Angeles County Clerk*	NOD filing, Reorg No. 2014-01	-75.00	-11,722.29
Deposit	10/6/2014			Deposit	3,000.00	-8,722.29
Bill Pmt -Check	10/7/2014	7297	Alliant Insurance Inc.	Acct#LOCAAGE-02, 09/29/2014-09...	-41,395.00	-50,117.29
Transfer	10/7/2014		Transfer To Operating	Funds Transfer	150,000.00	99,882.71
Deposit	10/9/2014			Deposit	75.00	99,957.71
Bill Pmt -Check	10/9/2014	7298	Accountemps	Cust#00490-001923000, G. Duche ...	-112.28	99,845.43
Bill Pmt -Check	10/9/2014	7299	Certified Records Manag...	Cust#00271, 10/01/14-10/31/14	-145.92	99,699.51
Bill Pmt -Check	10/9/2014	7300	Charter Communications	Acct#8245 10 017 1576933	-862.68	98,836.83
Bill Pmt -Check	10/9/2014	7301	CoreLogic	Acct#200-694038-RR657541-2	-28.92	98,807.91
Bill Pmt -Check	10/9/2014	7302	LACERA	LAFCO OPEB: Sep 2014, Calemin...	-833.52	97,974.39
Bill Pmt -Check	10/9/2014	7303	Office Depot*		-421.05	97,553.34
Bill Pmt -Check	10/9/2014	7304	Ricoh Americas Corp	036-0027688-000	-1,568.36	95,984.98
Check	10/15/2014	DM	Ambar De La Torre	Salary, October 15, 2014	-1,690.83	94,294.15
Check	10/15/2014	DM	Douglass Dorado	Salary, October 15, 2014	-2,505.53	91,788.62
Check	10/15/2014	DM	Michael E. Henderson	Salary, October 15, 2014	-1,939.79	89,848.83
Check	10/15/2014	DM	Patricia Knoebl-Wood	Salary, October 15, 2014	-1,260.27	88,588.56
Check	10/15/2014	DM	Paul Novak	Salary, October 15, 2014	-4,445.78	84,142.78
Check	10/15/2014	DM	Alisha O'Brien	Salary, October 15, 2014	-1,874.30	82,268.48
Check	10/15/2014	DM	June D. Savala	Salary, October 15, 2014	-3,656.57	78,611.91
Check	10/15/2014	DM	Federal Tax Deposit	Payroll Tax, October 15, 2014	-4,505.69	74,106.22
Check	10/15/2014	DM	State Income Tax	Payroll, October 15, 2014	-1,194.43	72,911.79
Bill Pmt -Check	10/20/2014	7305	County Counsel	Legal Service: August 2014	-4,205.48	68,706.31
Bill Pmt -Check	10/20/2014	7306	MetLife*	Policy#211130483US, J. Savala	-345.33	68,360.98
Deposit	10/21/2014			Deposit	2,500.00	70,860.98
Bill Pmt -Check	10/23/2014	7307	Accountemps		-224.56	70,636.42
Bill Pmt -Check	10/23/2014	7308	Alisha O'Brien*	CALAFCO Conference: Ontario	-34.76	70,601.66
Bill Pmt -Check	10/23/2014	7309	ATT	Acct#990566760, 09/10/14-10/09/14	-342.30	70,259.36
Bill Pmt -Check	10/23/2014	7310	Bank of America*		-1,199.93	69,059.43
Bill Pmt -Check	10/23/2014	7311	Chris S. Grant CPA	Accounting Services: October 2014	-200.00	68,859.43
Bill Pmt -Check	10/23/2014	7312	David Spence*	CALAFCO Conference-Ontario	-47.22	68,812.21
Bill Pmt -Check	10/23/2014	7313	Edward J. Gladbach		-697.32	68,114.89
Bill Pmt -Check	10/23/2014	7314	Erik Conard	CALAFCO Conference-Ontario	-53.72	68,061.17
Bill Pmt -Check	10/23/2014	7315	Gerard McCallum II*	CALAFCO Conference-Ontario	-165.49	67,895.68
Bill Pmt -Check	10/23/2014	7316	James Marta & Company	Acct#LA0002	-1,000.00	66,895.68
Bill Pmt -Check	10/23/2014	7317	Joseph Ruzicka	CALAFCO Conference: Ontario	-15.71	66,879.97
Bill Pmt -Check	10/23/2014	7318	LACERA	October 2014 Employee/Employer ...	-12,448.75	54,431.22
Bill Pmt -Check	10/23/2014	7319	Los Angeles County Asse...	Annexation: 2014-13	-60.00	54,371.22
Bill Pmt -Check	10/23/2014	7320	Mail Finance	Cust#416653, 12-Nov-14 to 11-Dec...	-126.42	54,244.80
Bill Pmt -Check	10/23/2014	7321	Motor Parks	Cust#025-001, Unreserved (7) Nov...	-595.00	53,649.80
Bill Pmt -Check	10/23/2014	7322	Neofunds	Acct#7900 0445 2259 1290	-300.00	53,349.80
Bill Pmt -Check	10/23/2014	7323	Office Depot*		-242.67	53,107.13
Bill Pmt -Check	10/23/2014	7324	Patricia Knoebl-Wood*	CALAFCO Conference: Ontario	-36.00	53,071.13
Bill Pmt -Check	10/23/2014	7325	Paul A. Novak	Reimbursement: Commission Meet...	-18.45	53,052.68
Bill Pmt -Check	10/23/2014	7326	TelePacific Communicatio...	Acct#120143, September 2014	-102.02	52,950.66
Bill Pmt -Check	10/23/2014	7327	Tropical Interior Plants	September 2014	-100.00	52,850.66
Bill Pmt -Check	10/23/2014	7328	LACERA	LAFCO: Oct 2013-Sept 2014	-700.92	52,149.74
Bill Pmt -Check	10/23/2014	7329	Los Angeles County Asse...	Annexation No. Reorganization #20...	-220.00	51,929.74
Deposit	10/28/2014			Deposit	2,720.00	54,649.74
Check	10/30/2014	DM	Ambar De La Torre	Salary, October 30, 2014	-1,690.83	52,958.91
Check	10/30/2014	DM	Douglass Dorado	Salary, October 30, 2014	-2,505.54	50,453.37
Check	10/30/2014	DM	Michael E. Henderson	Salary, October 30, 2014	-1,939.78	48,513.59
Check	10/30/2014	DM	Patricia Knoebl-Wood	Salary, October 30, 2014	-1,097.66	47,415.93
Check	10/30/2014	DM	Paul Novak	Salary, October 30, 2014	-4,445.77	42,970.16
Check	10/30/2014	DM	Alisha O'Brien	Salary, October 30, 2014	-1,874.30	41,095.86
Check	10/30/2014	DM	June D. Savala	Salary, October 30, 2014	-3,656.58	37,439.28
Check	10/30/2014	DM	Federal Tax Deposit	Payroll Taxes, October 30, 2014	-4,500.91	32,938.37
Check	10/30/2014	DM	State Income Tax	Payroll Taxes, October 30, 2014	-1,194.43	31,743.94
Check	10/30/2014	89436994	Richard Close	Stipend, October 14, 2014	-295.65	31,448.29
Check	10/30/2014	DM	Donald L. Dear	Stipend, October 30, 2014	-147.83	31,300.46
Check	10/30/2014	89436995	Margaret E. Finlay	Stipend, October 30, 2014	-147.83	31,152.63
Check	10/30/2014	89436996	Edward G. Gladbach	Stipend, October 30, 2014	-295.65	30,856.98
Check	10/30/2014	89436997	Donald Knabe	Stipend, October 30, 2014	-147.82	30,709.16
Check	10/30/2014	DM	Thomas J LaBonge	Stipend, October 30, 2014	-295.65	30,413.51
Check	10/30/2014	DM	Gerard McCallum II	Stipend, October 30, 2014	-295.65	30,117.86
Check	10/30/2014	89436998	Gloria Molina	Stipend, October 30, 2014	-269.22	29,848.64
Check	10/30/2014	DM	Joseph Ruzicka*	Stipend, October 30, 2014	-284.40	29,564.24
Check	10/30/2014	DM	David Spence	Stipend, October 30, 2014	-295.65	29,268.59
Check	10/30/2014	89436999	Zev Yaroslavsky	Stipend, October 30, 2014	-267.51	29,001.08
Check	10/30/2014	DM	Federal Tax Deposit	Payroll Taxes, October 30, 2014	-93.91	28,907.17
Bill Pmt -Check	10/30/2014	7330	80 South Lake LLC	NO000758-1	-6,693.11	22,214.06
Bill Pmt -Check	10/30/2014	7331	Accountemps	Cust#00490-001923000, G. Duche ...	-112.28	22,101.78
Bill Pmt -Check	10/30/2014	7332	Association of California ...	2015 Annual Associate Support	-1,275.00	20,826.78

Type	Date	Num	Name	Memo	Amount	Balance
Bill Pmt -Check	10/30/2014	7333	County Counsel	Legal Svices: September 2014	-2,651.59	18,175.19
Bill Pmt -Check	10/30/2014	7334	CTS Glendale		-2,820.51	15,354.68
Bill Pmt -Check	10/30/2014	7335	Office Depot*		-181.27	15,173.41
Bill Pmt -Check	10/30/2014	7336	Tel Power	Project: New Lines	-350.00	14,823.41
Total 10003 Operating Account					14,823.41	14,823.41
Total 10000 Cash Unrestricted					14,823.41	14,823.41
<b>TOTAL</b>					<b>14,823.41</b>	<b>14,823.41</b>

**AGENDA ITEM NO. 6d - November 19, 2014**  
**PENDING APPLICATIONS AS OF NOVEMBER 5, 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 in involved in ongoing negotiations. There has been no agreement to date. 7-29-12 Troy Helling indicated the City Engineer wants to move forward. Working with Industry, Pomona, and County to 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 fw. And the nearest paved major streets are ave. H, And Ave. I, in the City of Lancaster. For future construction of a school.	Pending approval of tax resolution. Missing "will serve" letter. Sent email to M.Roach re: status of tax resolution 12/17/12.	9/22/2008	Unknown
9	AAO	Annexation No. 2008-09 to Los Angeles County Waterworks District No. 37	Watt Enterprises LTD	Annex 272 Acres vacant land located on Escondido Canyon Road (area B) and Hubbard Road (area A) Angeles Forest Highway and Vincent Road	Missing CEQA. Missing "will serve" letter. Sent email to M. Roach re: status of tax resolution 12/31/13.	12/5/2008	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
10	AAO	Reorganization 2009-16 to County Waterworks District No. 29	M.H.A.B. Trust/ Water works Dist. 29	Detach 56 acres of uninhabited territory from Las Virgenes Municipal Water District and annex same said territory to Los Angeles County Waterworks District No. 29 and West Basin Municipal Water District. The project includes future construction of 5 homes. The project site is located north of Palm Canyon Lane between Cross Creek Road and Serra Road, in unincorporated county territory, adjacent to Malibu.	Missing "will serve" letter. Pending approval of tax resolution.	12/28/2009	Unknown
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
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.	Public hearing Nov	1/31/2013	Unknown



		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
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 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	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
24	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
25	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
26	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
27	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
28	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
29	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
30	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
31	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
32	AAO	Anexation 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

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
33	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
34	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
35	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
36	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
37	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
38	AAO	Annexation No. 2014-09 to Los Angeles County Waterworks District No. 36, Val Verde (Los Valles Development)	SFI Los Valles LLC	SOI Amendm't 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. Information Item Nov Agenda	7/15/2014	Unknown
39	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	November Agenda	7/23/2014	Dec-2014
40	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
41	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
42	AAO	Annexation No. 2014-13 to Los Angeles County Waterworks District No. 40, Antelope Valley	Lebata, Inc.	310.96 acres located near Avenue T and 126th Street East, in unincorporated County territory, near the community of Pearblossom. Install and operate a new sand and gravel mining operation.	Pending approval of tax resolution. Missing CEQA. Informational Item Nov Agenda	9/29/2014	Unknown
43	AD	Annexation 740 to District No. 21	Sanitation Districts	6.591 acres located on Rio Rancho Road directly north of the 60 Freeway, all within the City of Pomona.	Pending approval of tax resolution	10/6/2014	Unknown
44	AD	Annexation 417 to District No. 14	Sanitation Districts	0.76 acres located on Avenue M-4 approximately 300 feet west of 55th Street West, all within unincorporated Los Angeles County.	Pending approval of tax resolution	10/21/2014	Unknown
45	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1071	Sanitation Districts	0.921 acres located on Placeritos Boulevard between Meadview Avenue and Aden Avenue, all within the City of Santa Clarita.	pending approval of tax resolution	10/27/2014	Unknown
46	AAO	Annexation No. 2014-11 to Greater Los Angeles County Vector Control District	Greater Los Angeles County Vector Control District	Annex the entire unincorporated County territory of La Crescenta-Montrose (3.4 square miles) into Greater Los Angeles County Vector Control District.	pending approval of tax resolution	11/4/2014	Unknown



**Staff Report**

**November 19, 2014**

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

**Annexation No. 2012-12 to Los Angeles County Waterworks District  
No. 40, Antelope Valley**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	106.11± acres
Inhabited/Uninhabited:	Inhabited
Applicant:	Los Angeles County Waterworks District No. 40, Antelope Valley (District)
Resolution or Petition:	June 6, 2012
Application Filed with LAFCO:	January 31, 2013
Location:	The affected territory consists of 4 non-contiguous parcel areas. Parcel 1 is located at the southeast corner of Avenue I and 20 <sup>th</sup> Street East. Parcel 2 is located at the northeast corner of Avenue J-8 and 27 <sup>th</sup> Street East. Parcel 3 is located at the northeast corner of Avenue K and 25 <sup>th</sup> Street East. Parcel 4 is generally located between Avenue K and K-8, and between 30 <sup>th</sup> and 32 <sup>nd</sup> Street East.
City/County:	City of Lancaster.
Affected Territory:	The affected territory consists of 419 existing single-family homes and 9 vacant lots.
Surrounding Territory:	Surrounding land is residential and vacant land.
Landowner(s):	There are multiple owners of record.
Registered Voters:	1,089 registered voters as of October 23, 2014
Purpose/Background:	The purpose of this annexation is to bring the Los Angeles County Waterworks District No. 40, Antelope Valley, customers who are currently being serviced by the District into the District's boundaries.

Related Jurisdictional Changes:	There are no related jurisdictional changes.
Within SOI:	Yes
Waiver of Notice/Hearing/Protest:	No
CEQA Clearance:	The proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a) because it consists of an annexation with existing structures developed to the density allowed by current zoning. A Categorical Exemption was adopted by the Los Angeles County Waterworks District No. 40, Antelope Valley, as lead agency, on February 26, 2013.
Additional Information:	None



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

***a. Population:***

The existing population is 1,545 residents as of January 31, 2013. The population density is 15 persons per acre.

The estimated future population is 1,545 residents (no anticipated change).

The affected territory is 106.11+/- acres. The existing land use is residential and vacant.

The assessed valuation is \$64,541,187 as of October 23, 2014. The per capita assessed valuation is \$41,774. On October 21, 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 generally flat with gently sloped terrain.

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

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

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

The affected territory includes 419 existing single-family homes and 9 vacant lots 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 for residents to pay lower rates than they would if they were to remain outside the District boundary and pay out-of-district rates.

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

The 419 existing single-family homes and 9 vacant lots will not impact the surrounding areas. There is no effect of the proposed action on mutual social and economic interest. As a special district annexation, the proposal has no impact on the local governmental structure of the County.

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

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

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

***e. Agricultural Lands:***

There are no effects on agricultural lands, as 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.

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

***g. Consistency with Plans:***

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

The proposal is consistent with the existing City of Lancaster General Plan designation of UR (Urban Residential).

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

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

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

The affected territory is within the Sphere of Influence of the Los Angeles County Waterworks District No. 40, Antelope Valley.

***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 affected territory is already being serviced by the Los Angeles County Waterworks District No. 40, Antelope Valley.

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

There are no known issues regarding water supply or delivery.

***l. Regional Housing:***

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

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

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

***n. Land Use Designations***

The proposal is consistent with the existing City of Lancaster General Plan designation of UR (Urban Residential).

The proposal is consistent with the existing City of Lancaster zoning designation of R-7,000 (single-family residential with a minimum lot size of 7,000 square feet).

***o. Environmental Justice:***

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

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

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

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

**CONCLUSION:**

Staff recommends approval of the proposal as a logical and reasonable extension of the Los Angeles County Waterworks District No. 40, Antelope Valley, which will be for the interest of landowners and/or present and/or future inhabitants within the District and within the annexation territory.

**Recommended Action:**

1. Open the public hearing and receive testimony on the annexation;
2. There being no further testimony, close the public hearing;

3. Adopt the Resolution Making Determinations Approving Annexation No. 2012-12 to Los Angeles County Waterworks District No. 40, Antelope Valley; and
4. Pursuant to Government Code Section 57002, set January 14, 2015, at 9:00 a.m., as the date and time for Commission protest proceedings.

**RESOLUTION NO. 2014-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING "ANNEXATION NO. 2012-12 TO LOS ANGELES  
COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY"**

WHEREAS, the Los Angeles County Waterworks District No. 40, Antelope Valley, (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the District, all within the City of Lancaster; and

WHEREAS, the proposed annexation consists of approximately 106.11± acres of inhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2012-12 to Los Angeles County Waterworks District No. 40, Antelope Valley"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide water service to 419 existing single-family homes and 9 vacant lots; and

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

WHEREAS, the Executive Officer has given notice of the public hearing pursuant to Government Code Sections 56150-56160, 57025, and 57026, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on October

29, 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 November 19, 2014, after being duly and properly noticed, this proposal came on for hearing, at which time this Commission heard and received all oral and written testimony, objections, and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer; and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for January 14, 2015 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it consists of an annexation with existing structures developed to the density allowed by the current zoning.
2. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
3. The affected territory consists of 106.11± acres, is inhabited, and is assigned the

following short form designation:

"Annexation No. 2012-12 to Los Angeles County Waterworks District No. 40,  
Antelope Valley".

4. Annexation No. 2012-12 to Los Angeles County Waterworks District No. 40, Antelope Valley, is hereby approved, subject to the following terms and conditions:

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

- h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
- 5. Pursuant to Government Code Section 57002, the Commission hereby sets the protest hearing for January 14, 2015 at 9:00 a.m. and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
- 6. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 19<sup>th</sup> day of November 2014.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

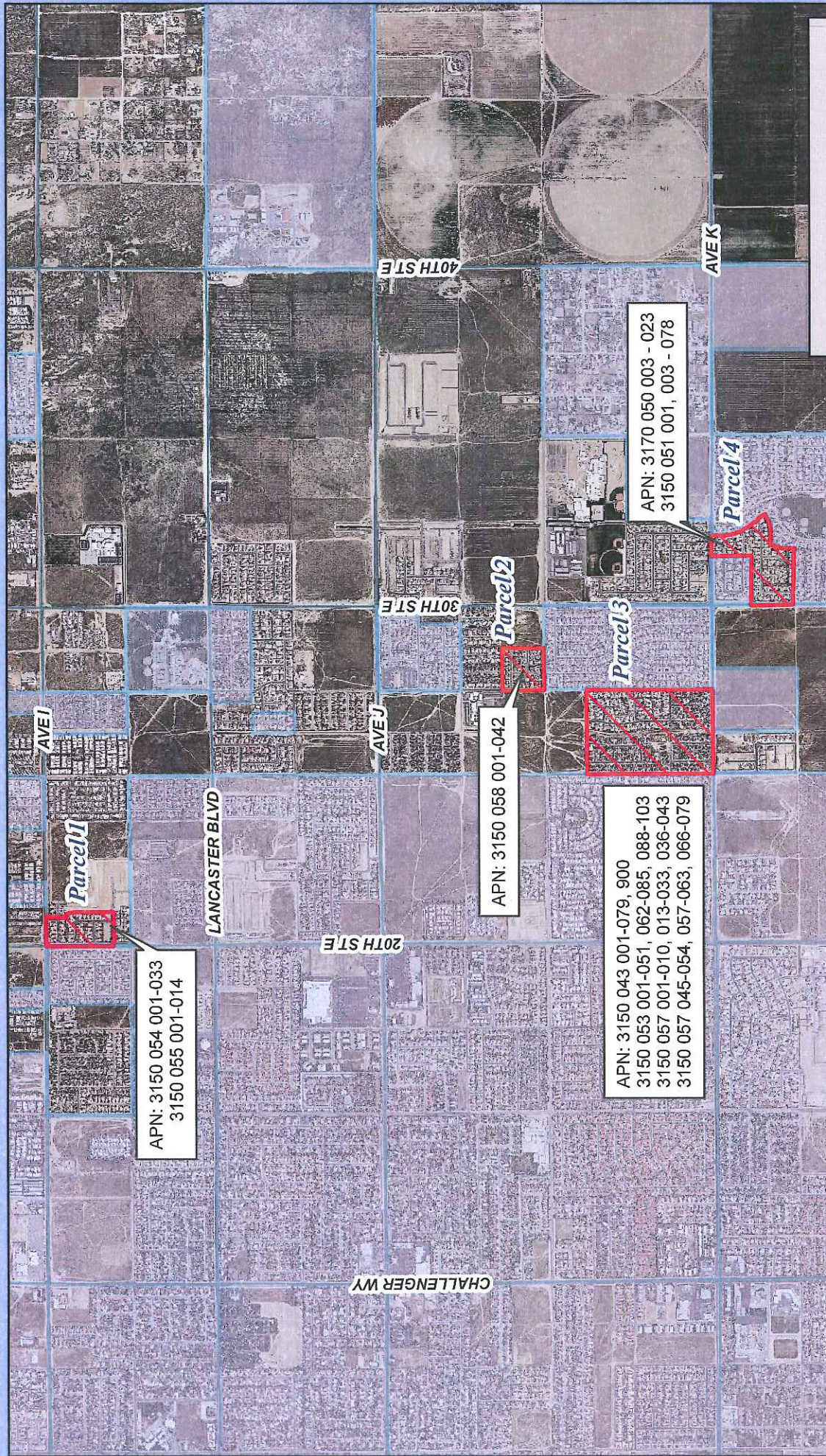
MOTION PASSES: 0/0/0

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






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

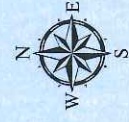




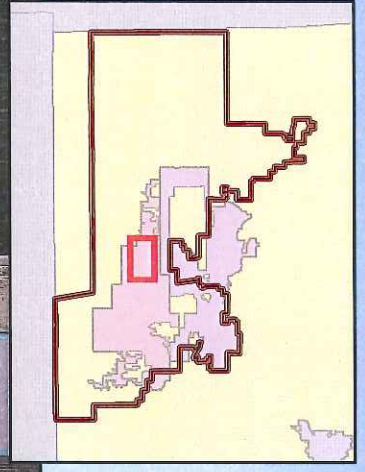
## Legend

-  Annexation 2012-12
-  City of Lancaster
-  City of Palmdale
-  LA Co. Waterworks Districts
-  SOI County Waterworks Districts

## Annexation 2012-12 Los Angeles County Waterworks District 40, Antelope Valley



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



November 19, 2014

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## **Staff Report**

**November 19, 2014**

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

**Reorganization No. 2014-10 to the City of Torrance (Rolling Hills Country Club);  
Amendments to the City of Torrance, City of Rolling Hills Estates, Palos Verdes Library  
District, and Consolidated Fire Protection District Spheres of Influence (SOI);  
Annexation of Parcel "A" to the City of Rolling Hills Estates, Palos  
Verdes Library District, and Consolidated Fire Protection District;  
Detachment of Parcel "A" from the City of Torrance;  
Annexation of Parcel "B" to the City of Torrance;  
Detachment of Parcel "B" from the City of Rolling Hills Estates, Palos  
Verdes Library District, and Consolidated Fire Protection District**

#### **PROPOSAL SUMMARY:**

Size of Affected Territory:	81.56± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Chandler Ranch Properties, LLC
Resolution or Petition:	July 18, 2014
Application Filed with LAFCO:	July 22, 2014
Location:	The affected territory is located south of Pacific Coast Highway just west of Palos Verdes Drive East at the south end of the City of Torrance and the north end of the City of Rolling Hills Estates.
City/County:	City of Torrance and City of Rolling Hills Estates
Affected Territory:	The affected territory consists of an inert landfill and golf course uses. Future development includes decommission of the inert landfill, reconfiguration and redevelopment of the golf course, and construction of 114 residential single-family homes. The topography is gently rolling hills.
Surrounding Territory:	Surrounding the affected territory and development project are residential uses.

Landowner(s):	Chandler Ranch Properties, LLC, BRI Investors, LLC, and Rolling Hills Country Club
Registered Voters:	0 registered voters as of July 18, 2014
Purpose/Background:	The landowners in the affected territory state that the reorganization is necessary to accommodate the future uses proposed to be developed. Placing all proposed residential housing units within the same jurisdiction will create efficiencies and clarity of services.
Jurisdictional and Related Jurisdictional Changes:	The jurisdictional and related jurisdictional changes as a result of this reorganization include amendments to the City of Torrance, City of Rolling Hills Estates, Palos Verdes Library District, and Consolidated Fire Protection District Spheres of Influences (SOI); annexation of Parcel "A" to the City of Rolling Hills Estates, Palos Verdes Library District, and Consolidated Fire Protection District; detachment of Parcel "A" from the City of Torrance; annexation of Parcel "B" to the City of Torrance; detachment of Parcel "B" from the City of Rolling Hills Estates, Palos Verdes Library District, and Consolidated Fire Protection District; withdrawal of Parcel "A" from the County Lighting Maintenance District No. 10075; and exclusion of Parcel "B" from the County Lighting Maintenance District LLA-1, Rolling Hills Estates Zone B.
Within SOI:	No. SOI amendments need to be approved for the City of Torrance, City of Rolling Hills Estates, Palos Verdes Library District, 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, relative to the proposed reorganization, as described below, a noticed public hearing is required for the proposed 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 Rolling Hills Estates City Council, as lead agency, on August 12, 2014.

Additional Information:

The proposed annexations and detachments are essential to the successful redevelopment of the affected territory, all of which was previously approved by the City of Rolling Hills Estates and the City of Torrance, after consideration and public review over the course of several years. Although the proposal would create an irregular boundary between the City of Rolling Hills Estates and the City of Torrance, the proposed boundary is necessary to achieve several objectives: one, neither city loses any acreage; two, the City of Torrance acquires approximately thirty acres of open space; three, the single-family dwellings will be developed in one jurisdiction (Rolling Hills Estates), providing for more efficient service delivery; four, the inert landfill will be decommissioned, thereby eliminating impacts associated with noise and truck traffic; and five, enabling the Rolling Hills Country Club to proceed with a long-anticipated redevelopment of the golf course and country club facility. On several occasions, staff met with representatives of both cities, the owner of the landfill property, and the Rolling Hills Country Club, all in a collaborative effort to accomplish the goals of these parties as well as LAFCO's efforts to establish logical boundaries. While staff concedes that the proposed boundary is irregular, staff notes that multiple alternatives were given thorough consideration, and the proposed boundary represents the best outcome available.

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

***a. Population:***

The existing population is 0 residents as of July 18, 2014. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 340 residents.

The affected territory is 81.56+/- acres. The existing land uses are an inert landfill and golf course. The proposed/future land uses includes decommissioning of the inert landfill, reconfiguration and redevelopment of the golf course, construction of 114 single-family homes, and dedicated open space.

The assessed valuation is \$2,179,196 per the 2013/2014 tax roll. The per capita assessed valuation issue does not apply because the affected territory is unpopulated. On November 5, 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 gently rolling hills.

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

The nearest populated areas are adjacent to the north and west of the affected territory. The affected territory is likely to experience significant growth in the next ten years, due to the development of 114 single-family homes. The adjacent areas are not likely to experience significant growth in the next ten years.

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

The affected territory includes an inert landfill and golf course which requires organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of government services and controls in the area are acceptable. The probable effect of the proposed action 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>Parcel "A" annex to the City of Rolling Hills Estates detach from the City of Torrance</b>		
	<b>Current Service Provider</b>	<b>Proposed Service Provider</b>
Animal Control	City of Torrance	City of Rolling Hills Estates (contract with county)
Fire and Emergency Medical	City of Torrance Fire Department	Consolidated Fire Protection District
Flood Control	County	Same

Library	Torrance Library District	Palos Verdes Library District
Mosquito & Vector Control	Los Angeles County West Vector & Vector-Borne Disease Control District	Same
Park and Recreation	City of Torrance	City of Rolling Hills Estates
Planning	City of Torrance	City of Rolling Hills Estates
Police	Torrance Police Department	County Sheriff
Road Maintenance	City of Torrance	City of Rolling Hills Estates
Solid Waste	City of Torrance (private hauler)	City of Rolling Hills Estates (private hauler)
Street Lighting	County Lighting Maintenance District 10075	City of Rolling Hills Estates
Water	City of Torrance	Cal Water
Wastewater	Sanitation District No. 5	Same

<b>Parcel "B" annex to the City of Torrance detach from the City of Rolling Hills Estates</b>		
	<b>Current Service Provider</b>	<b>Proposed Service Provider</b>
Animal Control	City of Rolling Hills Estates (contract with county)	City of Torrance
Fire and Emergency Medical	Consolidate Fire Protection District	City of Torrance Fire Department
Flood Control	County	Same
Library	Palos Verdes Library District	Torrance Library District
Mosquito & Vector Control	Los Angeles County West Vector & Vector-Borne Disease Control District	Same
Park and Recreation	City of Rolling Hills Estates	City of Torrance
Planning	City of Rolling Hills Estates	City of Torrance
Police	County Sheriff	Torrance Police Department
Road Maintenance	City of Rolling Hills Estates	City of Torrance
Solid Waste	City of Rolling Hills Estates (private hauler)	City of Torrance (private hauler)
Street Lighting	County Lighting Maintenance District LLA-1, Rolling Hills Estates Zone B	City of Torrance
Water	Cal Water	City of Torrance
Wastewater	Sanitation District No. 5	Same

The County will continue to provide flood control services, Sanitation District of Los Angeles County will continue to provide wastewater services, and Los Angeles County West Vector & Vector-Borne Disease Control District will continue to provide vector control services the entire reorganization area.

Upon approval of the reorganization request, the City of Rolling Hills Estates will provide animal control, park and recreation, planning, road maintenance, and street lighting to Parcel "A".

Upon approval of the reorganization request, Cal Water will provide water service, Palos Verdes Library District will provide library service and Consolidated Fire Protection District will provide fire and emergency service to Parcel "A".

Upon approval of the reorganization request, the City of Torrance will provide animal control, fire and emergency medical, library, park and recreation, planning, police, road maintenance, and street lighting to Parcel "B".

The City of Torrance and City of Rolling Hills provide solid waste service through private haulers under contracts. Upon approval of the reorganization both cities may have to alter their contracts to include the affected territory.

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

The proposed action will have an effect on adjacent areas due to the decommissioning of the inert landfill. The proposed action will have no effect on mutual social and economic interests. The proposal has no impact on the local governmental structure of the County.

The only alternative action is for the current City of Torrance and City of Rolling Hills Estates boundaries to remain the same. The effect of alternate actions on mutual social and economic interests and on the local governmental structure of the City of Torrance and Rolling Hills Estates 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.

Parcel "A" of the proposal is consistent with the existing City of Torrance General Plan designation of Public/Quasi-Public/Open Space.

Parcel "B" of the proposal is consistent with the existing City of Rolling Hills Estates General Plan designation of Low Density residential and Commercial Recreation.

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. 695 was adopted for Parcel "A" by the City of Rolling Hills Estates City Council on August 12, 2014. The pre-zoning designation of C-R Commercial Residential and RPD Residential Planned Development is consistent with the City of Rolling Hills Estates General Plan. Pre-Zoning Ordinance No. 3778 was adopted for Parcel "B" by the City of Torrance City Council on October 14, 2014. The pre-zoning designation of P1 Planting-Parking is consistent with the City of Torrance General Plan.

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

The affected territory is not within the Sphere of Influence of the City of Torrance, City of Rolling Hills Estates, Palos Verdes Library District, and Consolidated Fire Protection District, but concurrent Sphere 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 Torrance and City of Rolling Hills Estates currently provide municipal services to many parcels of land. The reorganization would add zero additional acreage to their respective service areas. Both cities have indicated that they have the ability to provide service to the affected territory once the organization 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.

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

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

**n. *Land Use Designations***

Parcel "A" of the proposal is consistent with the existing City of Torrance General Plan designation of Public/Quasi-Public/Open Space.

Parcel "B" of the proposal is consistent with the existing City of Rolling Hills Estates General Plan designation of Low Density residential and Commercial Recreation.

Parcel "A" of the proposal is consistent with the existing City of Torrance zoning designation of A-1 Light Agricultural and R1 Single Family Residential.

Parcel "B" of the proposal is consistent with the existing City of Rolling Hills Estates zoning designation of RPD Residential Planned Development and C-R Commercial Recreational.

Pursuant to the requirements of Government Code Section 56375(a)(7), Pre-Zoning Ordinance No. 695 was adopted for Parcel "A" by the City of Rolling Hills Estates City Council on August 12, 2014. The pre-zoning designation of C-R Commercial Residential and RPD Residential Planned Development is consistent with the City of Rolling Hills Estates General Plan. Pre-Zoning Ordinance No. 3778 was adopted for Parcel "B" by the City of Torrance City Council on October 14, 2014. The pre-zoning designation of P1 Planting-Parking is consistent with the City of Torrance 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. There are no DUCs within the SOIs for the City of Torrance, City of Rolling Hills, or Palos Verdes Library District. 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 2 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 Rolling Hills Estates, as lead agency, on August 12, 2014. Acting in its role as a responsible agency, and with respect to Reorganization No. 2014-10, 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 Rolling Hills Estates, 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 annexation and a detachment 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 uses are an inert landfill and golf course. The proposed/future land uses includes decommissioning of the inert landfill, reconfiguration and redevelopment of the golf course, construction of 114 single-family homes, and dedicated open space.

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

The affected territory is located within the City of Torrance and City of Rolling Hills Estates. General government services, including animal control, land use planning and regulation, law enforcement, fire protection, flood control, library, vector control, road maintenance, solid waste, street lighting, water, wastewater, and other services are provided by either the City of Torrance, City of Rolling Hills Estates, County, or a special district.

The affected territory includes an inert landfill and golf course which requires organized governmental services. The affected territory will require governmental facilities and services indefinitely.

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

The City of Torrance, City of Rolling Hills Estates, Palos Verdes Library District, and Consolidated Fire Protection District currently provide municipal services to many parcels of land. The reorganization would add zero additional acreage to their respective service areas. Both cities and special districts have indicated that they have the ability to provide service to the affected territory once the organization is complete.

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

There are no significant social or economic communities of interest within the subject territory. 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 no DUCs within the SOI for the City of Torrance, City of Rolling Hills, or Palos Verdes Library District. 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 2 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.

**CONCLUSION:**

Staff recommends approval of the proposal as a logical and reasonable exchange of territory between the City of Torrance and City of Rolling Hills Estates which will be for the interest of landowners and/or present and/or future inhabitants within the cities 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. 2014-10 to the City of Torrance (Rolling Hills Country Club), amendments to City of Torrance, City of Rolling Hills Estates, Palos Verdes Library District, and Consolidated Fire Protection District Spheres of Influence;

**RESOLUTION NO. 2014-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"REORGANIZATION NO. 2014-10 TO THE CITY OF TORRANCE (ROLLING HILLS COUNTRY CLUB)  
AND AMENDMENTS TO THE CITY OF TORRANCE, CITY OF ROLLING HILLS ESTATES, PALOS  
VERDES LIBRARY DISTRICT, AND CONSOLIDATED FIRE PROTECTION DISTRICT SPHERES OF  
INFLUENCE"**

WHEREAS, Chandler Ranch Properties, LLC submitted a petition for proceedings, 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 reorganization and sphere of influence amendment of territory herein described to the City of Torrance, City of Rolling Hills Estates, Palos Verdes Library District, and annexation of Parcel "A" to the City of Rolling Hills Estates, Palos Verdes Library District, and Consolidated Fire Protection District; detachment of Parcel "A" from the City of Torrance; annexation of Parcel "B" to the City of Torrance; detachment of Parcel "B" from the City of Rolling Hills Estates, Palos Verdes Library District, and Consolidated Fire Protection District; withdrawal from County Lighting Maintenance District No. 10075; and exclusion from County Lighting Maintenance District LLA-1, Rolling Hills Estates Zone B, all within the County of Los Angeles (County); and

WHEREAS, the proposed reorganization consists of approximately 81.56± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Reorganization No. 2014-10 to the City of Torrance (Rolling Hills Country Club)"; 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 applicant, is to accommodate the future uses proposed to be developed; and

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

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

WHEREAS, 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 October 29, 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 November 19, 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 Sphere 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 Influence of the City of Rolling Hills Estates, Palos Verdes Library District, and Consolidated Fire Protection District so as to include Parcel "A" and exclude Parcel "B" of the subject territory described in Exhibit "A" and "B", and amends the Sphere of Influence of the City of Torrance so as to include Parcel "B" and exclude Parcel "A" of the subject territory described in Exhibit "A" and "B" and makes the following determinations in accordance with Government Code Section 56425:

- a. Present and Planned Land Uses in the Area

The existing land uses are an inert landfill and golf course. The proposed/future land uses includes decommissioning of the inert landfill, reconfiguration and redevelopment of the golf course, construction of 114 single-family homes, and dedicated open space.

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

The affected territory is located within the City of Torrance and City of Rolling Hills Estates. General government services, including animal control, land use planning and regulation, law enforcement, fire protection, flood control, library, vector control, road maintenance, solid waste, street lighting, water, wastewater, and other services are provided by either the City of Torrance, City of Rolling Hills Estates, County, or a special district. The affected territory includes an inert landfill and golf course which requires organized governmental



services. The affected territory will require governmental facilities and 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 Torrance, City of Rolling Hills Estates, Palos Verdes Library District, and Consolidated Fire Protection District currently provide municipal services to many parcels of land. The reorganization would add zero additional acreage to their respective service areas. Both cities and special districts have indicated that they have the ability to provide service to the affected territory once the organization is complete.

d. Existence of Any Social or Economic Communities of Interest

There are no significant social or economic communities of interest within the subject territory. 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 no DUCs within the SOI for the City of Torrance, City of Rolling Hills, or Palos Verdes Library District. 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 2 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 of Torrance, City of Rolling Hills Estates, Palos Verdes Library District, and Consolidated Fire Protection 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. 2014-10 to the City of Torrance (Rolling Hills Country Club), 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 August 12, 2014 by the City of Rolling Hills Estates City Council, 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 81.56± acres, is uninhabited, and is assigned the following short form designation:

"Reorganization No. 2014-10 to the City of Torrance (Rolling Hills Country Club)".

6. Reorganization No. 2014-10 to the City of Torrance (Rolling Hills Country Club) is hereby approved, subject to the following terms and conditions:

- a. The Chandler Ranch Properties, 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 the date of recordation.
- 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(.ies) and/or District(s).

- e. The regular County assessment roll shall be utilized by the City(.ies) and/or District(s).
- f. The affected territory will be taxed for any existing general indebtedness, if any, of the City(.ies) and/or District(s).
- g. Annexation of Parcel "A" of the affected territory described in Exhibits "A" and "B" to the City of Rolling Hills Estates, Palos Verdes Library District, and Consolidated Fire Protection District.
- h. Annexation of Parcel "B" of the affected territory described in Exhibits "A" and "B" to the City of Torrance.
- i. Detachment of Parcel "A" of the affected territory described in Exhibits "A" and "B" from the City of Torrance.
- j. Detachment of Parcel "B" of the affected territory described in Exhibits "A" and "B" from the City of Rolling Hills Estates, Palos Verdes Library District, and Consolidated Fire Protection District.
- k. Withdrawal of Parcel "A" of the affected territory described in Exhibits "A" and "B" from the County Lighting Maintenance District No. 10075
- l. Exclusion of Parcel "B" of the affected territory described in Exhibits "A" and "B" from the County Lighting Maintenance District LLA-1, Rolling Hills Estates Zone B.

- m. Upon the effective date of the reorganization, with respect to Parcel "A", all right, title, and interest of the City of Torrance, including but not limited to, the underlying fee title or easement where owned by the City of Torrance, 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 of Rolling Hills Estates.
- n. Upon the effective date of the reorganization, with respect to Parcel "B", all right, title, and interest of the City of Rolling Hills Estates, including but not limited to, the underlying fee title or easement where owned by the City of Rolling Hills Estates, 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 of Torrance.
- o. Upon the effective date of the annexation, with respect to Parcel "A", the City of Rolling Hills Estates shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the City of

Torrance: 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 reorganized 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 annexation, with respect to Parcel "B", the City of Torrance shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the City of Rolling Hills Estates: 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 reorganized area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.
- q. Upon the effective date of the reorganization, with respect to Parcel "A", the City of Rolling Hills Estates 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 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 reorganization area. Los Angeles County Department of Public Works Department (LACDPW) should be contacted to provide any MPD which may be in effect for the reorganization 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 reorganization 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.

- r. Upon the effective date of the reorganization, with respect to Parcel "B", the City of Torrance 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 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 reorganization area. Los Angeles County Department of Public Works Department (LACDPW) should be contacted to provide any MPD which may be in effect for the reorganization 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 reorganization 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.



- s. Except to the extent in conflict with "a" through "r", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this reorganization.
7. The Executive Officer is directed to transmit a copy of this resolution to the Cities and Districts, upon the Chandler Ranch, 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 19<sup>th</sup> day of November 2014.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

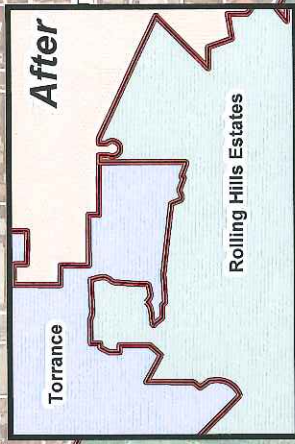
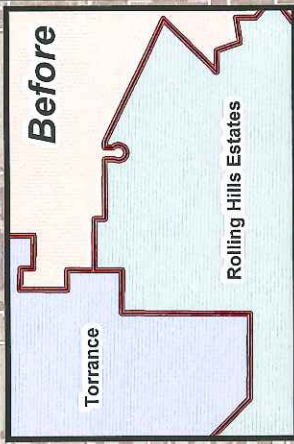
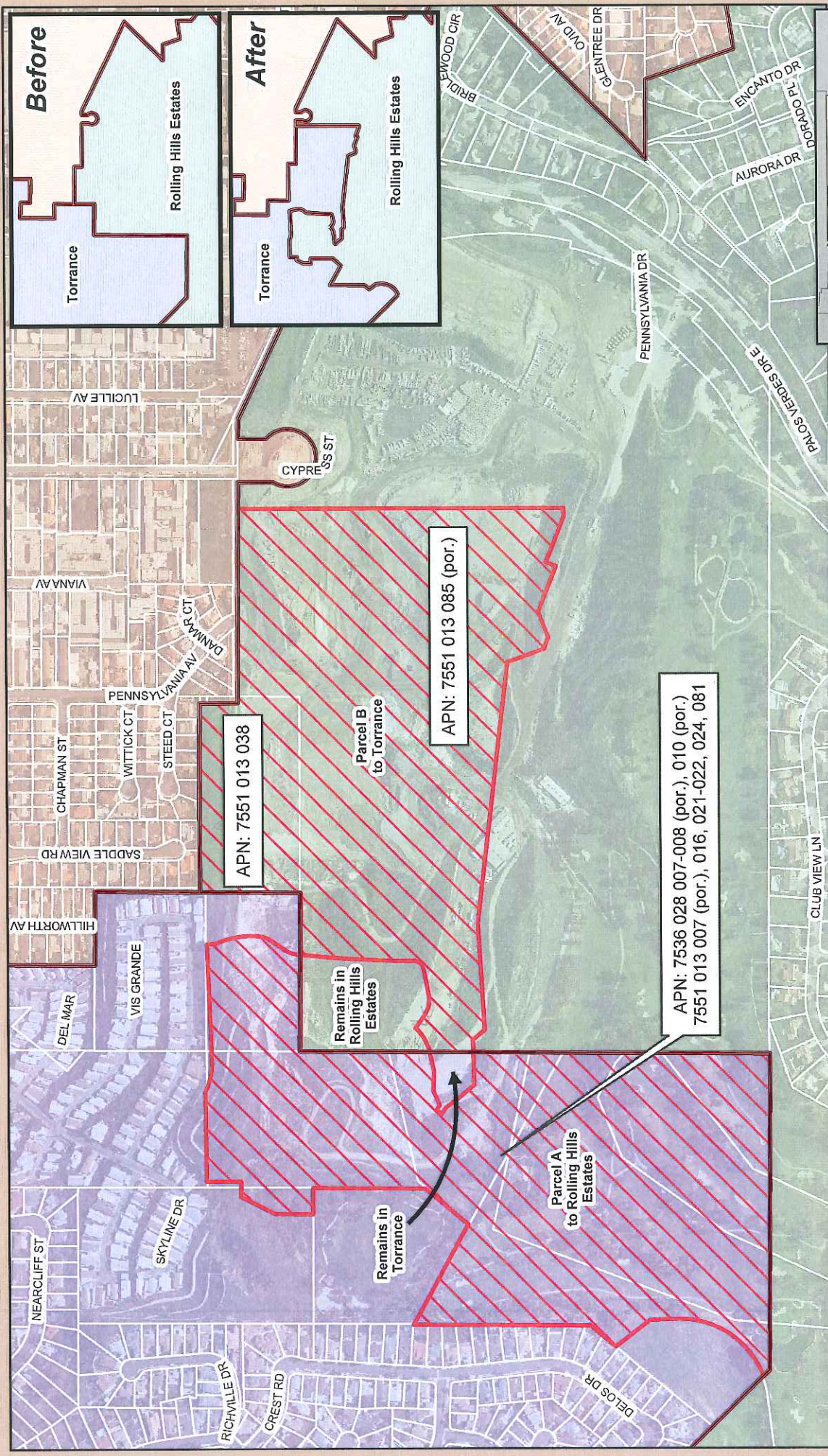
MOTION PASSES: 0/0/0

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

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

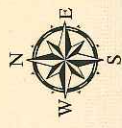




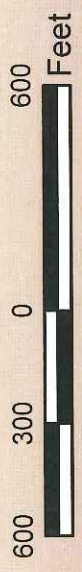
**Reorganization No. 2014-10 to the City of Torrance (Rolling Hills Country Club); Amendments to the City of Torrance, City of Rolling Hills Estates, Palos Verdes Library District, and Consolidated Fire Protection District Spheres of Influence.**

**Legend**

- Reorg 2014-10 Torrance - Rolling Hills Estates
- City of Rolling Hills Estates
- City of Torrance
- Sphere of Influence (SOI)



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





**Staff Report**

**November 19, 2014**

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

**Protest Hearing on Annexation No. 2012-10 to Los Angeles County Waterworks  
District No. 40, Antelope Valley**

On September 10, 2014, your Commission approved a request for the annexation of approximately 10.00 ± acres of inhabited territory into the boundaries of Los Angeles County Waterworks District No. 40, Antelope Valley. The Protest Hearing before you today will satisfy the requirements of Government Code Section 57000, *et seq.*

The number of written protests received and not withdrawn is \_\_\_\_.

**PROPOSAL SUMMARY:**

Size of Affected Territory:	10.00± acres
Inhabited/Uninhabited:	Inhabited
Applicant:	Los Angeles County Waterworks District No. 40, Antelope Valley (District)
Resolution or Petition:	June 6, 2012
Application Filed with LAFCO:	January 31, 2013
Location:	The affected territory is located at the northeast corner of Avenue N-8 and 55 <sup>th</sup> Street West.
City/County:	City of Palmdale.
Affected Territory:	The affected territory consists of 21 existing single-family homes and 1 existing drainage basin.
Surrounding Territory:	Surrounding land is residential and vacant land.
Landowner(s):	There are multiple owners of land.
Registered Voters:	55 registered voters as of July 24, 2014
Purpose/Background:	The purpose of this annexation is to bring the Los Angeles County Waterworks District No. 40, Antelope Valley, customers who are currently being serviced by the District

into the District's boundaries.

Related Jurisdictional Changes: There are no related jurisdictional changes.

Within SOI: Yes

Waiver of Notice/Hearing/Protest: No

CEQA Clearance: The proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a) because it consists of an annexation with existing structures developed to the density allowed by current zoning. A Categorical Exemption was adopted by the Los Angeles County Waterworks District No. 40, Antelope Valley, as lead agency, on February 26, 2013.

Additional Information: None

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

***a. Population:***

The existing population is 82 residents as of January 31, 2013. The population density is 8.2 persons per acre.

The estimated future population is 82 residents (no anticipated change).

The affected territory is 10.00+/- acres. The existing land use is residential and vacant.

The assessed valuation is \$5,981,919 as of July 22, 2014. The per capita assessed valuation is \$72,950. On July 29, 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 generally flat with gently sloped terrain.

There are no natural boundaries. There is one existing drainage basin located within the affected territory

The nearest populated area are immediately to the north, south, and west 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 21 existing single-family homes and 1 existing drainage basin 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 for residential to pay lower rates than they would if they were to remain outside the District boundary and pay out-of-district rates.

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

The 21 existing single-family homes and 1 existing drainage basin will not impact the surrounding areas. There is no effect of the proposed action mutual social and economic interest. As a special district annexation, the proposal has no impact on the local governmental structure of the County.

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

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

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

**e. *Agricultural Lands:***

There are no effects on agricultural lands, as 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.

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

**g. *Consistency with Plans:***

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

The proposal is consistent with the existing City of Palmdale General Plan designation of SFR-2 (Single Family Residential).

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

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

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

The affected territory is within the Sphere of Influence of the Los Angeles County Waterworks District No. 40, Antelope Valley.

**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 affected territory is already being serviced by the Los Angeles County Waterworks District No. 40, Antelope Valley.

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

There are no known issues regarding water supply or delivery.

***l. Regional Housing:***

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

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

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

***n. Land Use Designations***

The proposal is consistent with the existing City of Palmdale General Plan designation of SFR-2 (Single Family Residential).

The proposal is consistent with the existing City of Palmdale zoning designation of R-1-12,000 (single-family residential with a minimum lot size of 12,000 square feet).

***o. Environmental Justice:***

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

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

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

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

**CONCLUSION:**

Staff recommends approval of the proposal as a logical and reasonable extension of the Los Angeles County Waterworks District No. 40, Antelope Valley, which will be for the interest of landowners and/or present and/or future inhabitants within the District 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. 2012-10 to Los Angeles County Waterworks District No. 40, Antelope Valley, directly or ordering the annexation subject to confirmation by the registered voters of the affected territory.

**RESOLUTION NO. 2014-00PR  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS ORDERING  
"ANNEXATION NO. 2012-10 TO LOS ANGELES COUNTY WATERWORKS  
DISTRICT NO. 40, ANTELOPE VALLEY"**

WHEREAS, the Los Angeles County Waterworks District No. 40, Antelope Valley, (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the District, all within the City of Palmdale; and

WHEREAS, the proposed annexation consists of approximately 10.00± acres of inhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2012-10 to the Los Angeles County Waterworks District No. 40, Antelope Valley"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide water service to 21 existing single-family homes and 1 existing drainage basin; and

WHEREAS, on September 10, 2014, the Commission approved Annexation No. 2012-10 to Los Angeles County Waterworks District No. 40, Antelope Valley; and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for November 19, 2014 (Special Meeting) at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B,

located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, the Executive Officer has given notice of the protest hearing pursuant to Government Code Sections 56150-56160, 56660-56661, 57025, and 57026, wherein the protest hearing notice was published in a newspaper of general circulation in the County of Los Angeles on October 24, 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 proceedings if a majority protest exists or ordering the annexation directly or subject to confirmation by the registered voters.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of property owners is 36, and the number of registered voters is 55, and the total assessed value of land within the affected territory is \$5,981,919.
  - a) The Commission finds that the number of property owners who filed written protests in opposition to Annexation No. 2012-10 to Los Angeles County Waterworks District No. 40, Antelope Valley, and not withdrawn is \_\_\_\_\_, which, even if valid, represents less than 25 percent of the number of owners of land who

own at least 25 percent of the assessed value of land within the affected territory;

and

b) The Commission finds that the number of registered voters who filed written protests in opposition to Annexation No. 2012-10 to Los Angeles County Waterworks District No. 40, Antelope Valley, and not withdrawn is \_\_\_\_\_, which, even if valid, represents less than 25 percent of the number of registered voters residing within boundaries of the affected territory.

3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 10.00± acres, is inhabited, and is assigned the following short form designation:

"Annexation No. 2012-10 to Los Angeles County Waterworks District No. 40,

Antelope Valley"

5. Annexation No. 2012-10 to Los Angeles County Waterworks District No. 40, Antelope Valley, is hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.

- b. The effective date of the annexation shall be the date of recordation.
  - c. Payment of Registrar- Recorder/County Clerk and State Board of Equalization fees.
  - d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
  - e. The regular County assessment roll shall be utilized by the District.
  - f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
  - g. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
  - h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
6. The Commission hereby orders the inhabited territory described in Exhibits "A" and "B" annexed to the Los Angeles County Waterworks District No 40, Antelope Valley.
7. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, *et seq.*

PASSED AND ADOPTED this 19<sup>th</sup> day of November 2014.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

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


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






## Legend

 Annexation 2012-10

 City of Lancaster

 City of Palmdale

 LA Co. Waterworks Districts

 SOI County Waterworks Districts

## Annexation 2012-10 Los Angeles County Waterworks District 40, Antelope Valley



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



Feet

November 19, 2014

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## **Staff Report**

**November 19, 2014**

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

#### **Revision to Written Protests Valuation Policy**

At the September 10<sup>th</sup> Meeting, the Commission adopted a Written Protests Valuation Policy as recommended by staff. The Commission also directed staff to investigate the feasibility of allowing written protests to be submitted via e-mail or fax transmissions.

Staff contacted other LAFCOs, and received replies from nine executive officers:

- None of the nine LAFCOs has adopted a policy on the issue;
- Eight executive officers (from LAFCOs in Alameda, Fresno, Napa, San Bernardino, San Diego, Santa Cruz, Shasta, and Sonoma counties) indicate that they would allow written protests to be submitted via e-mail or fax; and
- One executive officer (from Amador LAFCO) indicated that she would not allow written protests to be submitted via e-mail or fax.

Staff has concluded that LAFCO is no more nor less likely to detect a fraudulent submission if these alternative delivery methods are permitted. One executive officer noted that an individual inclined to submit written protests under false pretenses is no more nor less likely to do so whether he or she is doing so using U.S. mail, fax, or e-mail. Given these points—as well as the obvious benefits attained by allowing landowners and registered voters to submit written protests by e-mail or fax—staff has made the appropriate revisions in Section 1 (3<sup>rd</sup> and 4<sup>th</sup> bullet point) of the attached Written Protests Valuation Policy (the changes are highlighted in yellow). Staff also revised the policy throughout to clarify that original (i.e., wet ink) signatures are not required, as this would be inconsistent with allowing written protests by fax or e-mail.

#### **Staff Recommendation:**

Staff recommends that the Commission:

1. Adopt the enclosed draft revision to the Written Protests Valuation Policy; and
2. Direct the Executive Officer to post the revised Written Protests Valuation Policy on the Commission website.



**DRAFT REVISION to the Written Protests Valuation Policy**  
(Original Policy adopted on September 10, 2014)  
(Draft Revision proposed on November 19, 2014)

**1. Receipt of Written Protests:**

Immediately upon receipt, LAFCO staff shall write the date and time on all written protests.

With respect to the counting of written protests, and provided that said written protest is received prior to the time certain that the Commission concludes the specified protest hearing, LAFCO will count all written protests which are received, and not withdrawn, via any of the following:

- U.S. mail received at LAFCO's office by 5:00 p.m. on the business day preceding the protest hearing date; or
- Courier delivery (FedEx, UPS, or similar delivery service) received at LAFCO's office by 5:00 p.m. on the business day preceding the protest hearing date; or
- Facsimile (fax) transmission, received at LAFCO's office by 5:00 p.m. on the business day preceding the protest hearing date; or
- Electronic mail (e-mail) transmission, received at LAFCO's office by 5:00 p.m. on the business day preceding the protest hearing date; or
- Hand-delivered to LAFCO's office by the protesting party or his or her duly-authorized representative received at LAFCO's office by 5:00 p.m. on the business day preceding the protest hearing date; or
- Hand-delivered to the Commission and/or staff, at the noticed protest meeting of the Commission, by the protesting party or his or her duly-authorized representative, on the protest hearing date and prior to the closing of the protest hearing by the Commission Chair or Acting Chair.

LAFCO will not count written protests which are received:

- Bearing a date prior to the date of publication of the protest hearing notice; or
- Delivered to the Commission and/or staff after the closing of the protest hearing by the Commission Chair or Acting Chair.

For purposes of valuing written protests only, any reference in this policy and in the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 to the close of the protest hearing will be construed to mean the close of the final protest hearing, meaning that any continuance of the protest hearing pursuant to Government Code Section 57050(a) will extend the time during which written protests will be accepted.

## **2. Registered Voter Protest:**

Data obtained from the Los Angeles County Registrar-Recorder-County Clerk ("RRCC") shall determine the total number of registered voters within the boundaries of the affected territory at the time of the noticed protest hearing.

For purposes of calculating registered voter protests, LAFCO shall calculate the applicable percentage thresholds based upon the data obtained from the RRCC.

LAFCO will count written protests which include all of the following required information:

- Address of the property, providing street and number or other designation sufficient to enable the place of residence to be ascertained; and
- Signature of the registered voter; and
- Date of signature, which must be within the period starting with the publication of the protest hearing notice and ending at the time of the closing of the protest hearing by the Commission Chair or Acting Chair.

LAFCO will not count written protests under any of the following circumstances:

- The address of the property, or other designation sufficient to enable the place of residence to be ascertained, is not provided; or
- The signature of the registered voter is not provided; or
- The date of signature is not provided; or
- The date of signature is prior to the date of publication of the protest hearing notice; or
- The date of signature is after the date of the closing of the protest hearing by the Commission Chair or Acting Chair; or
- The written protest is from a registered voter who is not registered to vote within the boundaries of the affected territory; or
- The written protest was not received consistent with the provisions in Section 1 ("Receipt of Written Protests"), above; or

- The individual who originally filed the protest withdraws his or her protest, in writing, within the time constraints identified herein; or
- Any protest which has been disqualified by the Los Angeles County Registrar-Recorder-County Clerk (RRCC), in the event that the Executive Officer refers registered voter protests to the RRCC.

LAFCO staff will count all valid written protests from registered voters to determine the valuation and outcome. The Executive Officer may, at his or her discretion, refer any registered voter written protests to the RRCC for verification.

### **3. Landowner Protest:**

Data obtained from the Los Angeles County Assessor's current tax rolls shall determine the total number of landowners within the boundaries of the affected territory.

For purposes of identifying all land-owners, and for calculating landowner protests, LAFCO shall calculate the applicable percentage thresholds based upon current tax rolls and the assessed value of land obtained from the Los Angeles County Assessor.

LAFCO will count written protests which include all of the following required information:

- Address of the property, providing street and number or other designation sufficient to enable the location of the property within the affected territory to be ascertained; and
- Signature of the landowner; and
- The date of signature, which must be within the period starting with the publication of the protest hearing notice and ending at the time of the closing of the protest hearing by the Commission Chair or Acting Chair.

LAFCO will not count written protests under the following circumstances:

- The address of the property, or other designation sufficient to enable the location of the property within the affected territory to be ascertained, is not provided; or
- The signature of the landowner is not provided; or
- The date of signature is not provided; or



- The date of signature is prior to the date of publication of the protest hearing notice; or
- The date of signature is after the date of the closing of the protest hearing by the Commission Chair or Acting Chair;
- The written protest was not received consistent with the provisions in Section 1 (“Receipt of Written Protests”), above;
- The individual signing the written protest is different than the owner of record provided by the Assessor based upon the most recent assessment roll, subject to the requirements of the exception identified in Government Code Section 56710(c); or
- The individual who originally filed the protest withdraws his or her protest, in writing, within the time constraints identified herein.

For those properties which are exempt from taxation owned by a public agency, the valuation shall be determined consistent with Government Code Section 56710(a).

For those properties held in joint tenancy or tenancy in common, the valuation shall be determined consistent with Government Code Section 56710(b).

#### **4. All protests in writing**

While oral testimony will be considered by the Commission, said testimony will not have any effect on the valuation of protests. Under state law, and this policy, it is only written protests, not later withdrawn in writing, if applicable, that count.

#### **5. Outcomes:**

Government Code Sections 57075 through 57077.4 describe whether the Commission considers written protests from registered voters, landowners, or both. Based on the valuation of the applicable protests, these sections dictate which of the following actions the Commission must take:

- Terminate the proceedings; or
- Order the change of organization or reorganization subject to an election; or

- Order the change of organization or reorganization without an election.

**6. Results:**

The Commission may announce results at the conclusion of the protest hearing, or, in the alternative, may postpone the announcement to a future meeting if LAFCO staff needs time to verify and value written protests.