



Local Agency Formation Commission
for the [County of Los Angeles](#)

Commission

Jerry Gladbach
Chair

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

Alternates

Lori Brogin
Don Knabe
Paul Krekorian
Judith Mitchell
Joseph Ruzicka

Staff

Paul A. Novak, AICP
Executive Officer

June D. Savala
Deputy
Executive Officer

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

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SPECIAL MEETING

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

November 19, 2014

Present:

Jerry Gladbach, Chair

Richard H. Close
Donald L. Dear
Margaret Finlay
Gloria Molina
David Spence
Zev Yaroslavsky

Don Knabe, Alternate
Judith Mitchell, Alternate
Greig Smith, Alternate

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

Absent:

Tom LaBonge
Gerard McCallum

Lori Brogin-Falley, Alternate
Paul Krekorian, Alternate
Joe Ruzicka, Alternate

1 CALL MEETING TO ORDER

The meeting was called to order at 9:01 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.

Chair Gladbach welcomed Commissioner Greig Smith to his first meeting as Alternate Public Member.

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 two members of the audience who planned to testify.

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

- 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.

The Commission voted to receive and file both notices.

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

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6 CONSENT ITEM(S) – OTHER

The Commission took the following actions under Consent Items:

- a. Approved Minutes of October 8, 2014.
- b. Approved Minutes of October 22, 2014 (Special Meeting).
- c. Approved Operating Account Check Register for the month of October 2014.
- d. Received and filed update on pending applications.

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

7 PUBLIC HEARING(S)

The following item was called up for consideration:

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

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

The Commission took the following action:

- Adopted the Resolution No. 2014-34RMD Making Determinations Approving Annexation No. 2012-12 to Los Angeles County Waterworks District No. 40, Antelope Valley.

MOTION:	FINLAY
SECOND:	DEAR
AYES:	CLOSE, DEAR, FINLAY, MOLINA, SMITH (ALT. FOR McCALLUM), SPENCE, GLADBACH
NOES:	NONE

ABSTAIN: NONE
ABSENT: LaBONGE, McCALLUM, YAROSLAVSKY
MOTION PASSES: 7/0/0

[Supervisor Yaroslavsky arrived at 9:08 a.m.]

[Supervisor Knabe arrived at 9:11 a.m.]

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- 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 the Consolidated Fire Protection District Spheres of Influence.

The E.O. thanked the City of Rolling Hills Estates, City of Torrance, Rolling Hills Country Club, and the Chandler Ranch properties for their cooperation in this reorganization. The E.O. also thanked Supervisor Knabe for expediting the tax transfer resolution. The E.O. thanked Doug Dorado, LAFCO staff, who processed the proposal.

Chair Gladbach noted Chandler Ranch sent a letter thanking the E.O. and Doug Dorado for their help in this reorganization.

Paul Loubet with Chandler Ranch properties thanked Mayor Judith Mitchell of Rolling Hills Estates, Supervisor Knabe, Paul Novak, and Doug Dorado for their work in processing this reorganization.

The Commission took the following action:

- Adopted the Resolution No. 2014-35RMD Making Determinations Approving and Ordering 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.

MOTION: YAROSLASKY
SECOND: FINLAY
AYES: CLOSE, DEAR, FINLAY, MOLINA, SMITH (ALT. FOR
McCALLUM, SPENCE, YAROSLAVSKY, GLADBACH
NOES: NONE
ABSTAIN: NONE
ABSENT: LaBONGE, McCALLUM

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MOTION PASSES: 8/0/0

Commissioner Mitchell stated this project started in the mid 1990s, when she worked in the City of Rolling Hills Estates Planning Department. She stated the project site is an old quarry and glad to see the territory redeveloped. Commissioner Mitchell stated the area is an asset to the Cities of Torrance, Rolling Hills Estates, and Lomita.

Chair Gladbach thanked everyone for all their efforts.

COMMISSIONERS' RECOGNITION

Chair Gladbach re-ordered the agenda to honor Supervisor Molina and Supervisor Yaroslavsky's retirement from the commission and the County Board of Supervisors.

Chair Gladbach thanked both Supervisors Molina and Yaroslavsky for their service as Board of Supervisors members and as LAFCO commissioners. Both Supervisors were given gift certificates as a token of appreciation. Supervisors Molina and Yaroslavsky thanked the Commission.

Commissioner Close stated that he has known Supervisor Yaroslavsky for 31 years, and that Supervisor Yaroslavsky is a knowledgeable person who is prepared and concerned about various issues.

Chair Gladbach and Commissioner Spence both thanked Commissioners Molina and Yaroslavsky for their service to LAFCO.

8 PROTEST HEARING(S)

The following item was called up for consideration:

- a. Annexation No. 2012-10 to Los Angeles County Waterworks District No. 40, Antelope Valley.

The E.O. noted that no written protest(s) had been received in advance of the hearing.

The protest hearing was opened to receive testimony and/or written protest(s). There being no testimony or written protest(s) submitted, the protest hearing was closed.

The Commission took the following action:

- Adopted the Resolution No. 2014-13PR Making Determinations Ordering Annexation No. 2012-10 to Los Angeles County Waterworks District No. 40 Antelope Valley.

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

9 OTHER ITEMS

The following item was called up for consideration:

- a. Revision to Written Protests Valuation Policy.

The E.O. reported that he had reviewed the Commission's request to add e-mail and fax delivery of written protests to the new written protests policy and now recommended that the policy be revised to permit those forms of delivery.

As part of his report, the E.O. indicated that at least eight other LAFCO Executive Officers indicated they would allow e-mail and fax protests, but did not address this in a policy, and one, Amador Executive Officer, indicated she would not accept them.

Commissioner Finlay asked what the Amador LAFCO Executive Officer's reason for not allowing written protests via fax or e-mail. The E.O. stated that the Amador LAFCO Executive Officer stated she prefers to receive "wet" signatures for written protest.

Commissioner Spence asked if legal counsel has any concerns about receiving written protests via fax or e-mail. Helen Parker, Legal Counsel, stated she has reviewed the policy. Ms. Parker stated that the policy is consistent with the LAFCO statute and she has no concerns.

The Commission took the following action:

- Adopted the revision to the Written Protests Valuation Policy; and
- Directed the Executive Officer to post the revised Written Protests Valuation Policy on the Commission website.

MOTION: FINLAY
SECOND: DEAR
AYES: CLOSE, DEAR, FINLAY, MOLINA, SMITH (ALT. FOR
McCALLUM, SPENCE, YAROSLAVSKY, GLADBACH

NOES:	NONE
ABSTAIN:	NONE
ABSENT:	LaBONGE, McCALLUM
MOTION PASSES:	8/0/0

10 COMMISSIONERS' REPORT

Chair Gladbach thanked the E.O. for all his work contributing to the 2014 CALAFCO Annual Conference.

11 EXECUTIVE OFFICER'S REPORT

The E.O. stated that a copy of the CALAFCO Sphere publication was provided to Commissioners in the agenda package. Also included in the agenda was a letter from CALAFCO thanking Los Angeles LAFCO for their support of the Annual Conference.

The E.O. noted that also included in the packet was an article from the California Policy Center, an independent non-profit organization, which conducted a study of cities within the state that are more likely to go bankrupt. Out of the thirteen cities, three cities are located within Los Angeles County: Compton, Maywood, and San Fernando.

The E.O., on behalf of staff, wished everyone a wonderful holiday and happy new year.

12 PUBLIC COMMENT

(None).

13 FUTURE MEETINGS

At the October 22nd meeting, the Commission canceled the December 10th meeting.

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

14 FUTURE AGENDA ITEMS

(None).

Commissioner Finlay asked if the May 13, 2015 meeting will be moved to a different room or date. The E.O. stated that he is waiting to hear from the Board of Supervisors regarding budget hearings and that the completed 2015 LAFCO meeting schedule will be available in January.

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15 ADJOURNMENT MOTION

Chair Gladbach adjourned the meeting at 9:36 a.m.

Chair Gladbach wished everyone happy holidays.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Novak", with a stylized flourish at the end.

Paul A. Novak, AICP
Executive Officer

**RESOLUTION NO. 2014-34RMD
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 19th day of November 2014.

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

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



Paul A. Novak, AICP
Executive Officer

**RESOLUTION NO. 2014-35RMD
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 19th day of November 2014.

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

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



Paul A. Novak, AICP
Executive Officer

**RESOLUTION NO. 2014-13PR
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 0, 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 0, 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:

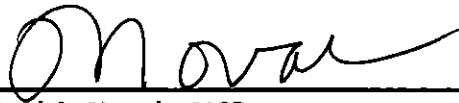
- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action 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 19th day of November 2014.

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

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

A handwritten signature in black ink, appearing to read "Novak", is written over a horizontal line.

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