



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

Commission

Jerry Gladbach  
Chair

Richard H. Close  
Donald L. Dear  
Margaret Finlay  
Don Knabe  
Sheila Kuehl  
Tom LaBonge  
Gerard McCallum  
David Spence

Alternates

Michael D. Antonovich  
Lori Brogin  
Paul Krekorian  
Judith Mitchell  
Joseph Ruzicka  
Greig Smith

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

January 14, 2015

Present:

Jerry Gladbach, Chair

Richard H. Close  
Donald L. Dear  
Margaret Finlay  
Don Knabe  
Sheila Kuehl  
Tom LaBonge  
Gerard McCallum  
David Spence

Lori Brogin-Falley, Alternate  
Judith Mitchell, Alternate  
Joe Ruzicka, Alternate  
Greig Smith, Alternate

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

Absent:

Michael D. Antonovich, Alternate  
Paul Krekorian, 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.

Chair Gladbach wished everyone a Happy New Year.

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 four members of the audience who planned to testify.

CHAIR ANNOUNCEMENT

Chair Gladbach announced that Henri Pellissier, former LAFCO public member, suffered a minor stroke over the weekend. He is currently in a skilled nursing facility located within the retirement community where both Henri and his wife Diane reside. Staff will provide any updates on Henri's condition. Chair Gladbach also announced that Clark Alsop, an attorney for several LAFCOs and CALAFCO, suffered a minor stroke before the New Year. Chair Gladbach stated that two get-well cards, one for Henri and one for Clark, will be circulated for Commissioners to sign. Chair Gladbach wished a speedy recovery for both Henri and Clark.

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 November 19, 2014 (Special Meeting).

- b. Approved Operating Account Check Register for the months of November and December 2014.
- c. Received and filed update on pending applications.
- d. Adopted the Resolution Making Determinations Approving and Ordering Annexation No. 293 to Los Angeles County Sanitation District No. 15; Resolution No. 2015-01RMD.
- e. Adopted the Resolution Making Determinations Approving and Ordering Annexation No. 1065 to Santa Clarita Valley Sanitation District of Los Angeles County; Resolution No. 2015-02RMD.

MOTION: FINLAY  
SECOND: LaBONGE  
AYES: CLOSE, DEAR, FINLAY, LaBONGE, McCALLUM, SPENCE,  
GLADBACH  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: KNABE, KUEHL  
MOTION PASSES: 7/0/0

[Supervisor Kuehl arrived at 9:12 a.m.]

#### WELCOMING OF NEW COMMISSIONER

Chair Gladbach introduced and congratulated Supervisor Kuehl as a newly elected Supervisor and as a new LAFCO Commissioner.

#### 7 PUBLIC HEARING(S)

The following item was called up for consideration:

- a. Out-of-Agency Service Agreement between the Ventura Regional Sanitation District and Malibu Associates, LLC (Government Code Section 56133(c)) No. 2014-05 (Malibu Institute).

The E.O. summarized the staff report.

The E.O. noted that Recommended Action No. 7 requires correction from what was drafted in the staff report. This correction will reflect that wastewater services will be provided by the Ventura Regional Sanitation District and that the Las Virgenes Municipal Water District will continue to provide potable water service to the affected territory.

The public hearing was opened to receive testimony.

Kathleen Truman, counsel for Malibu Associates LLC, stated that three people were available to answer questions: Tom Hix with Malibu Associates, LLC; Mark Lawler, General Manager of the Ventura Regional Sanitation District; and Kevin Poffenbarger of EPD Consultants.

Ms. Truman gave a brief PowerPoint presentation. A copy of the presentation was given to the Commissioners.

Commissioner Close asked if a hotel facility will be built on the site. Ms. Truman stated that the Malibu Institute will be operated as an institute of higher learning to hold educational conferences on-site. Currently, there is an agreement with the University of Southern California to hold educational conferences. Future agreements also include the University of California, Los Angeles; and Pepperdine University. Ms. Truman stated that the space on-site will not be a hotel but will include an educational facility with overnight accommodations.

Commissioner Close asked if there has been any controversy regarding this project. Ms. Truman stated that Unite Here, a labor union, filed an appeal with the Regional Planning Commission regarding the Environment Impact Report, Tract Map, and a condition within the Conditional Use Permit. The appeal was denied by the Board of Supervisors and the project was upheld unanimously. In November 2014, the Regional Planning Commission unanimously approved the coastal development permit for the project which, was appealed to the Board of Supervisors with a hearing pending this January.

Commissioner Close asked Helen Parker, legal counsel, if Government Code Section 56133(c) is applicable to this proposal. Ms. Parker answered that Government Code Section 56133(c) is applicable and that the record provides substantial evidence for the findings that the Commission needs to make to determine that this contract falls within the jurisdiction for Commission approval. Ms. Parker stated that the record contains evidence, particularly relating to the threat of public health, and that the consultant studies support Ms. Truman's presentation.

Supervisor Kuehl asked how will the new wastewater treatment system impact Trancas Creek. Ms. Truman stated that three steps will occur as part of this project: one, the old septic system and leach fields will be demolished and removed; two, the new Onsite Wastewater Treatment System will be installed; and three, wastewater will be treated to tertiary standards to be used to irrigate the golf course. This new system thereby will eliminate wastewater flow into Trancas Creek.

Commissioner Finlay asked how the on-site accommodations are different from a hotel or motel. Ms. Truman stated that the accommodations will be available for the public with limited use and not available on hospitality websites. Commissioner Finlay asked how many overnight bungalows will be built. Ms. Truman stated that 40 bungalows will be built.

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Commissioner LaBonge stated that the project being proposed is an innovative idea, an on-site water treatment facility. Commissioner LaBonge asked if the Malibu Golf Club is publicly or privately owned. Ms. Truman stated that the club is privately owned but has always been, and will continue to be, available to the public. It's the only publicly available golf course located in the Santa Monica Mountains. Commissioner LaBonge requested that the property owners of the Malibu Institute reach out to the California Interscholastic Federation (CIF), a governing body for both public and private high schools who participate in the CIF membership, to possibly host various sports-related activities on the property. Ms. Truman agreed to Commissioner LaBonge's request.

Commissioner Spence asked how the project is being funded. Ms. Truman stated that the project is privately funded.

[Supervisor Knabe arrived at 9:23 a.m.]

There being no further testimony, the public hearing was closed.

The Commission took the following action:

- Found that the proposal is subject to the California Environment Quality Act (CEQA); certify that the Commission has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the Environmental Impact Report adopted on August 19, 2014, by the County of Los Angeles, as lead agency; and determine that the document adequately addresses the environmental impacts of the proposed project; and adopt by reference the environmental findings, including the Mitigation Monitoring Program previously adopted by the lead agency in connection with its approval of the project;
- Found that there is a documented threat to the health and safety of the public or the affected residents;
- Found that the Commission has notified all alternate services providers and received no comments;
- Approved Ventura Regional Sanitation District's proposal to provide wastewater service to the affected territory; and
- Directed staff to revise LAFCO's Las Virgenes Municipal Water District Map to indicate that wastewater service will be provided by the Ventura Regional Sanitation District and that the Las Virgenes Municipal Water District will continue to provide potable water service to the affected territory.

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

#### WELCOMING OF COMMISSIONER IN NEW POSITION

Chair Gladbach congratulated Supervisor Knabe, previously serving as alternate member since 1999, in his new position as a regular member of the Commission.

#### 7 PUBLIC HEARING(S)

The following item was called up for consideration:

- b. Reorganization No. 2009-16 to Los Angeles County Waterworks District No. 29, Malibu (Amendments to the Los Angeles County Waterworks District No. 29, Malibu; Las Virgenes Municipal Water District; and West Basin Municipal Water District SOIs; Detachment from Las Virgenes Municipal Water District and Annexations to Los Angeles County Waterworks District No. 29, Malibu; and to West Basin Municipal Water District).

The E.O. summarized the staff report.

The E.O. noted that the six parcels located in the Malibu area have an assessed value of \$533,703. This low valuation is due to the fact that the parcels have very old valuation dates associated with them.

The public hearing was opened to receive testimony.

Sherman Stacey, Law Offices of Gaines & Stacey LLP, who represents the property owners, stated that he supports the staff recommendation. Mr. Stacey stated that the assessed valuations are very low because the parcels have been owned by the same family for about 100 years.

Commissioner LaBonge asked the E.O. to report back to the Commission with information on who owns the oldest parcel or parcels within Los Angeles County.

Commissioner Dear asked where West Basin Municipal Water District's (West Basin) boundary on the map is. The E.O. referred to the map included in the agenda package. West Basin

follows the Los Angeles County Waterworks District No. 29, Malibu (District No. 29) boundary. The red-hatched area in red will be detached from Las Virgenes Municipal Water District and annexed into both District No. 29 and West Basin.

Supervisor Kuehl asked if this annexation will secure water rights for the five proposed homes. Mr. Stacey stated that is correct. The property owners have requested to annex into District No. 29 to secure water rights for the five proposed single-family homes.

There being no further testimony, the public hearing was closed.

The Commission took the following action:

- Adopted the Resolution Making Determinations Approving and Ordering Reorganization No. 2009-16 to Los Angeles County Waterworks District No. 29, Malibu (Amendments to the Los Angeles County Waterworks District No. 29, Malibu; Las Virgenes Municipal Water District; and West Basin Municipal Water District SOIs; Detachment from Las Virgenes Municipal Water District and Annexations to Los Angeles County Waterworks District No. 29, Malibu; and to West Basin Municipal Water District); Resolution No. No. 2015-03RMD.

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

## 7 PUBLIC HEARING(S)

The following item was called up for consideration:

- c. Annexation No. 2013-06 to the City of Los Angeles (Jordon Downs).

The E.O. summarized the staff report.

The E.O. noted that the chart on page four of the staff report inadvertently stated that water service will be provided by Los Angeles Department of Public Works. Water service will actually be provided by the City of Los Angeles Department of Water & Power.

The E.O. thanked Commissioner LaBonge for his support and expediting the tax transfer resolution with the City of Los Angeles.

The public hearing was opened to receive testimony.

Ramin Kianfar, Housing Authority of the City of Los Angeles, indicated that he was available to answer questions.

Commissioner LaBonge thanked LAFCO staff and the County of Los Angeles for their support and leadership.

There being no testimony, the public hearing was closed.

The Commission took the following action:

- Adopted the Resolution Making Determinations Approving Annexation No. 2013-06 to the City of Los Angeles (Jordon Downs); Amendments to the Consolidated Fire Protection District, Firestone Garbage Disposal District, and Central Basin Municipal Water District Spheres of Influence; and Detachment from Consolidated Fire Protection District, Firestone Garbage Disposal District, and Central Basin Municipal Water District; Resolution No. 2015-04RMD.
- Pursuant to Government Code Section 57002, set March 11, 2015, at 9:00 a.m., as the date and time for Commission protest proceedings.

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

## 8 PROTEST 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 E.O. stated that this is the Commission protest hearing pursuant to Government Code



Section 57000 *et seq.*

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 Making Determinations Ordering Annexation No. 2012-12 to Los Angeles County Waterworks District No. 40, Antelope Valley; Resolution No. 2015-01PR.

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

## 9 OTHER ITEMS

The following item was called up for consideration:

- a. Fiscal Year 2013-2014 Independent Auditor's Report.

The E.O. summarized the staff report.

Chair Gladbach asked the E.O. if White Nelson Diehl Evans, LLP (White Nelson) conducts financial audits for other southern region LAFCOs. The E.O. stated that Los Angeles LAFCO and four other LAFCOs (Orange, San Bernardino, Riverside, and Imperial) teamed together and sent out a collective request for proposal to various certified public accountants. White Nelson was awarded the 5-year contract. This cost-sharing endeavor with the five LAFCO has reduced audit costs by 40%. The E.O. stated that former Supervisor Yaroslavsky, in prior years, suggested that auditors be rotated every five years. This will be White Nelson's fourth year preparing financial audits for the five LAFCOs. After the fifth year, staff will take the same approach when sending out a request for proposal. The E.O. stated that this approach will reduce costs substantially and the awarded agency who prepares financial audits will be accustomed to LAFCOs function.

The Commission took the following action:

- Received and filed the audited financial statements for fiscal year ending June 30, 2014.

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

#### 10 COMMISSIONERS' REPORT

Commissioner Spence stated that the City Selection Committee was short of a quorum for the re-appointment of both Commissioners Finlay and Spence. A new meeting is scheduled in February.

#### 11 EXECUTIVE OFFICER'S REPORT

The E.O., on behalf of staff, welcomed Supervisor Kuehl as a new LAFCO member.

The E.O. noted that the 2015 meeting schedule was provided in the agenda package.

The E.O. stated that there is a possible conflict with room availability for the May 13<sup>th</sup> meeting due to the Board of Supervisors budget meeting. Staff has scheduled Room 374A, as an alternate room, for the May 13<sup>th</sup> meeting. In past years, most meetings are generally finished no later than 10:00 a.m.; therefore Supervisors can attend the scheduled budget meeting at 10:00 a.m. The E.O. stated that staff will notify the Commission of any changes to the LAFCO schedule.

The E.O. also noted that there were two letters from the Sativa County Water District (Sativa) included in the agenda package; the first letter, dated December 11<sup>th</sup>, is a response to issues LAFCO raised in September; and the second letter, dated September 18<sup>th</sup>, is Sativa's second report of six planned quarterly reports. The E.O. stated that Sativa is making good progress in some areas, and slow to modest progress in other areas. Sativa is in the process of recruiting a new permanent general manager. Sativa's next quarterly report is due in early March which will be forwarded to Commissioners.

The E.O. noted a copy of the CALAFCO Quarterly Report was included in the agenda package.

12 PUBLIC COMMENT

(None).

13 FUTURE MEETINGS

February 11, 2015  
March 11, 2015  
April 8, 2015

14 FUTURE AGENDA ITEMS

Commissioner LaBonge stated that he would like to work with Commissioner Smith on resolving various boundary issues regarding 40-acre parcels located in unincorporated areas, adjacent to the City of Los Angeles. Commissioner LaBonge also stated that he would like to resolve a boundary issue north of State Route-134 and east of State Route-2 freeways, located within the City of Los Angeles. Commissioner LaBonge believes the aforementioned area should be potentially annexed in the City of Glendale.

15 ADJOURNMENT MOTION

On motion of Commissioner Finley, seconded by Commissioner Spence, the meeting was adjourned at 9:51 a.m.

Respectfully submitted,



Paul A. Novak, AICP  
Executive Officer

**RESOLUTION NO. 2015-01RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 293 TO THE LOS ANGELES COUNTY SANITATION DISTRICT NO. 15"**

WHEREAS, the Los Angeles County Sanitation District No. 15 (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, 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 Arcadia; and

WHEREAS, the proposed annexation consists of approximately 0.650± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 293 to the Los Angeles County Sanitation District No. 15"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal to one single-family home; and

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

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

WHEREAS, the Executive Officer set the item for consideration for 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

WHEREAS, on January 14, 2015, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

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

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

2. The Commission finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it consists of areas containing existing structures developed to the density allowed by the current zoning.
3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 0.650± acres, is uninhabited, and is assigned the following short form designation:

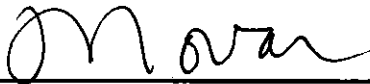
"Annexation No. 293 to the Los Angeles County Sanitation District No. 15".
5. Annexation No. 293 to the Los Angeles County Sanitation District No. 15 is hereby approved, subject to the following terms and conditions:
  - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
  - b. The effective date of the annexation shall be the date of recordation.
  - c. Payment of Registrar-Recorder/County Clerk and State Board of Equalization fees.

- d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
  - e. The regular County assessment roll shall be utilized by the District.
  - f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
  - g. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
  - h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to Los Angeles County Sanitation District No. 15.
7. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and 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 14<sup>th</sup> day of January 2015.

MOTION: FINLAY  
SECOND: LaBONGE  
AYES: CLOSE, DEAR, FINLAY, LaBONGE, McCALLUM, SPENCE,  
GLADBACH  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: KNABE, KUEHL  
MOTION PASSES: 7/0/0

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



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



**RESOLUTION NO. 2015-02RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 1065 TO SANTA CLARITA VALLEY SANITATION DISTRICT  
OF LOS ANGELES COUNTY"**

WHEREAS, the Santa Clarita Valley Sanitation District of Los Angeles County (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the District, all within the City of Santa Clarita; and

WHEREAS, the proposed annexation consists of approximately 5.539± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1065 to the Santa Clarita Valley Sanitation District of Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal for a proposed car wash; and

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

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

WHEREAS, the Executive Officer set the item for consideration for 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

WHEREAS, on January 14, 2015, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

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

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

2. The Commission finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because the annexation consists of an individual small parcel of the minimum size for facilities exempted by Section 15303(c). The proposed development involves new construction of a commercial building not exceeding 10,000 square feet in floor area and not involving the use of significant amounts of hazardous substances.
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 5.539± acres, is uninhabited, and is assigned the following short form designation:

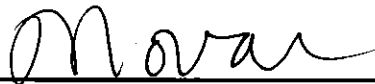
"Annexation No. 1065 to Santa Clarita Valley Sanitation District of Los Angeles County".
5. Annexation No. 1065 to Santa Clarita Valley Sanitation District of Los Angeles County is hereby approved, subject to the following terms and conditions:
  - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
  - b. The effective date of the annexation shall be the date of recordation.

- c. Payment of Registrar-Recorder/County Clerk and State Board of Equalization fees.
  - d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
  - e. The regular County assessment roll shall be utilized by the District.
  - f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
  - g. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
  - h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the Santa Clarita Valley Sanitation District of Los Angeles County.
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 14<sup>th</sup> day of January 2015.

MOTION: FINLAY  
SECOND: LaBONGE  
AYES: CLOSE, DEAR, FINLAY, LaBONGE, McCALLUM, SPENCE,  
GLADBACH  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: KNABE, KUEHL  
MOTION PASSES: 7/0/0

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

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

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

**RESOLUTION NO. 2015-03RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"REORGANIZATION NO. 2009-16 TO LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29,  
MALIBU (AMENDMENTS TO THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29,  
MALIBU; LAS VIRGENES MUNICIPAL WATER DISTRICT; AND WEST BASIN MUNICIPAL WATER  
DISTRICT SOIs; DETACHMENT FROM LAS VIRGENES MUNICIPAL WATER DISTRICT AND  
ANNEXATIONS TO LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 29, MALIBU; AND TO  
WEST BASIN MUNICIPAL WATER DISTRICT)"**

WHEREAS, the M.H.A.B. Trust submitted a petition for proceedings, to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Part 3, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for reorganization of territory herein described to the Los Angeles County Waterworks District No. 29, Malibu (District), and annexation to West Basin Municipal Water District, detachment of said territory from Las Virgenes Municipal Water District, all unincorporated community of Serra Canyon, just north of the City of Malibu (County); and

WHEREAS, the proposed reorganization consists of approximately 48.71± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Reorganization No. 2009-16 to Los Angeles County Waterworks District No. 29, Malibu"; 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 reorganization is for the District to provide water service to five proposed single-family homes; and

WHEREAS, the Executive Officer has reviewed the proposal and submitted to the

Commission a written report, including his recommendations therein; and

WHEREAS, the 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 amendments, pursuant to Government Code Section 56427; and

WHEREAS, the Executive Officer has given notice of the public hearing for the proposed Sphere of Influence Amendments 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 December 11, 2014, which is at least 21 days prior to the public hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

WHEREAS, on January 14, 2015, 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 may make determinations upon the proposed reorganization proposal without notice and hearing and may waive protest proceedings relative to the proposed reorganization.

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

2. The Commission hereby amends the Spheres of Influence of Los Angeles County Waterworks District No. 29, Malibu; Las Virgenes Municipal Water District; and West Basin Municipal Water District so as to exclude the subject territory described in Exhibit "A" and "B" from Las Virgenes Municipal Water District, and include the subject territory described in Exhibit "A" and "B" within Los Angeles County Waterworks District No. 29, Malibu; and West Basin Municipal Water District and makes the following determinations in accordance with Government Code Section 56425:



a. Present and Planned Land Uses in the Area

The present land use is vacant and residential. The future planned land use of the territory is residential.

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

The affected territory is located within the an unincorporated area of Serra Canyon, just north of the City of Malibu, and receives general government services, including land use planning and regulation, law enforcement, fire protection, road maintenance and other services from the County and other special districts. The five proposed single-family homes will require these services indefinitely.

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

Los Angeles County Waterworks District No. 29, Malibu, has adequate capacity and infrastructure to meet current demands. The District has planned improvements to accommodate the five proposed single-family homes.

d. Existence of Any Social or Economic Communities of Interest

There are no significant social or economic communities of interest within the subject territory.

e. Disadvantaged Unincorporated Communities

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

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 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 the four vacant parcels, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the Mitigated Negative Declaration adopted on July 12, 1995 and October 2, 2006 by the County of Los Angeles, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. The Commission finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings, including the Mitigation Monitoring Plan previously adopted by the lead agency in connection with its approval of the project.

3. The Commission finds that the remaining (fifth) vacant parcel is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303(a), because the property is proposed to be developed with one single-family home.
4. The Commission finds that the parcel consisting with an existing single-family dwelling is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319, because the exemption allows for an existing structure developed to the density allowed by the current zoning.
5. 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.
6. The affected territory consists of 48.71± acres, is uninhabited, and is assigned the following short form designation:  
  
"Reorganization No. 2009-16 to Los Angeles County Waterworks District No. 29, Malibu".
7. Reorganization No. 2009-16 to Los Angeles County Waterworks District No. 29, Malibu; is hereby approved, subject to the following terms and conditions:
  - a. The M.H.A.B Trust 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 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. Reorganization 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 reorganization.
8. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, *et seq.*

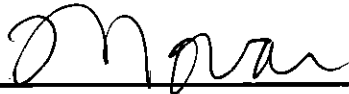
Resolution No. 2015-03RMD

Page 8

PASSED AND ADOPTED this 14<sup>th</sup> day of January 2015.

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

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



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

**RESOLUTION NO. 2015-04RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING  
"ANNEXATION NO. 2013-06 TO THE CITY OF LOS ANGELES (JORDAN DOWNS); AMENDMENTS  
TO THE CONSOLIDATED FIRE PROTECTION DISTRICT, FIRESTONE GARBAGE DISPOSAL  
DISTRICT, AND CENTRAL BASIN MUNICIPAL WATER DISTRICT SPHERES OF INFLUENCE,  
DETACHMENT FROM CONSOLIDATED FIRE PROTECTION DISTRICT, FIRESTONE GARBAGE  
DISPOSAL DISTRICT, AND CENTRAL BASIN MUNICIPAL WATER DISTRICT"**

WHEREAS, the City of Los Angeles (City) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, 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 City; detachment of said territory from Consolidate Fire Protection District, Firestone Garbage Disposal District, and Central Basin Municipal Water District, County Road District No. 5; withdrawal from County Lighting Maintenance District 1687 County Road District No. 2, and County Public Library System; and exclusion from County Lighting District LLA-1, Unincorporated Zone, all within the County of Los Angeles (County); and

WHEREAS, the proposed annexation consists of approximately 41.72± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2013-06 to the City of Los Angeles (Jordan Downs)"; 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 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 Executive Officer has given notice of the public hearing pursuant to Government Code Sections 56150-56160, 56427, 57025, and 57026, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on December 22, 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 January 14, 2015, after being duly and properly noticed, this proposal came on for hearing, at which time this Commission heard and received all oral and written testimony, objections, and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for March 11, 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.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission hereby amends to reduce the Spheres of Influence of The Consolidated Fire Protection District, Firestone Garbage Disposal District, and Central Basin Municipal Water District and makes the following determinations in accordance with Government Code Section 56425:

- a. Present and Planned Land Uses in the Area

The existing land uses are commercial, industrial and vacant land. The proposed/future land uses are commercial, industrial, and up to 400 residential units.

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

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

The affected territory includes commercial, industrial and vacant land. A portion of affected territory will be developed to include commercial and up to 400 residential units which requires organized governmental services. The affected territory will require governmental services indefinitely.



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

The Consolidated Fire Protection District, Firestone Garbage Disposal District, and Central Basin Municipal Water District currently provide municipal service to many parcels of land. The annexation will detach 16 parcels from these districts as a related jurisdictional change and concurrently annex to the City of Los Angeles. The City indicated that it has the ability to provide service to the affected territory once the annexation is complete.

d. Existence of Any Social or Economic Communities of Interest

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

e. Disadvantaged Unincorporated Communities

The affected territory is a Disadvantaged Unincorporated Community (DUC).

f. Determination of the Services of the Existing District

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

2. The Commission, acting in its role as a responsible agency with respect to Annexation No. 2013-06 to the City of Los Angeles (Jordan Downs), 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 19, 2013 by the City of Los Angeles, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. The Commission finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings, including the Mitigation Monitoring Plan, and Statement of Overriding Considerations previously adopted by the lead agency in connection with its approval of the project.
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 41.72± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 2013-06 to the City of Los Angeles (Jordan Downs)".

5. Annexation No. 2013-06 to City of Los Angeles (Jordan Downs) is hereby approved,

subject to the following terms and conditions:

- a. The City agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation.
- c. Payment of Registrar-Recorder/County Clerk and State Board of Equalization fees.
- d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City.
- e. The regular County assessment roll shall be utilized by the City.
- f. The affected territory will be taxed for any existing general indebtedness, if any, of the City.
- g. Annexation of the affected territory described in Exhibits "A" and "B" to the City.
- h. Detachment of the affected territory from Consolidated Fire Protection District, Firestone Garbage Disposal District, and Central Basin Municipal Water District.
- i. Withdrawal of the affected territory from County Lighting Maintenance District 1687 County Road District No. 2, and County Public Library System.

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

- m. Upon the effective date of the annexation, the City shall do the following: (1) assume ownership and maintenance responsibilities for all drainage devices, storm drains and culverts, storm drain catch basins, appurtenant facilities (except regional Los Angeles County Flood Control District (LACFCD) facilities for which LACFCD has a recorded fee or easement interest and which have been accepted into the LACFCD system), site drainage, and all master plan storm drain facilities that are within the annexation area and are currently owned, operated and maintained by the County ; (2) accept and adopt the County of Los Angeles Master Plan of Drainage (MPD), if any, which is in effect for the annexation area. Los Angeles County Department of Public Works Department (LACDPW) should be contacted to provide any MPD which may be in effect for the annexation area. Deviations from the MPD shall be submitted to the Chief Engineer of LACFCD/Director of LACDPW for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts to LACFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACDPW, for review and comment.

- n. Except to the extent in conflict with "a" through "m", above, the general terms and conditions contained in 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. Pursuant to Government Code Section 57002, the Commission hereby sets the protest hearing for March 11, 2015 at 9:00 a.m. and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
7. 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 14<sup>th</sup> day of January 2015.

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

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



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Paul A. Novak, AICP  
Executive Officer

**RESOLUTION NO. 2015-01PR  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS ORDERING  
"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 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 419 existing single-family homes and 9 vacant lots; and

WHEREAS, on November 19, 2014, the Commission approved Annexation No. 2012-12 to Los Angeles County Waterworks District No. 40, Antelope Valley; and

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

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

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

WHEREAS, the Commission, acting as the conducting authority, has the ministerial duty of tabulating the value of protests filed and not withdrawn and either terminating these 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 577, and the number of registered voters is 1,089, and the total assessed value of land within the affected territory is \$64,541,187.
  - a) The Commission finds that the number of property owners who filed written protests in opposition to Annexation No. 2012-12 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. 2012-12 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 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"

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

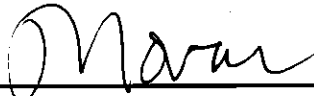
- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action 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.
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 14<sup>th</sup> day of January 2015.

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

**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**