



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
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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www.lalafco.org

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

Wednesday, February 10, 2016
9:00 a.m.

Room 381B

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

A person with a disability may contact the LAFCO office at (626) 204-6500 at least 72 hours before the scheduled meeting to request receipt of an agenda in an alternative format or to request disability-related accommodations, including auxiliary aids or services, in order to participate in the public meeting. Later requests will be accommodated to the extent feasible.

The entire agenda package and any meeting related writings or documents provided to a majority of the Commissioners after distribution of the agenda package, unless exempt from disclosure pursuant to California Law, are available at the LAFCO office and at www.lalafco.org.

1. **CALL MEETING TO ORDER**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN GLADBACH**
3. **DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)**
4. **SWEARING-IN OF SPEAKER(S)**
5. **INFORMATION ITEM(S) – GOVERNMENT CODE §§ 56751 & 56857
NOTICE**

None.

6. CONSENT ITEM(S)

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

- a. Approve Minutes of January 13, 2016.
- b. Operating Account Check Register for the month of January 2016.
- c. Receive and file update on pending proposals.
- d. Annexation No. 1074 to Santa Clarita Valley Sanitation District of Los Angeles County, and Environmental Impact Report.

7. PUBLIC HEARING(S)

- a. Annexation No. 2012-13 to the Los Angeles County Waterworks District No. 37, Acton; and California Environmental Quality Act exemption.
- b. Reorganization No. 2015-08 to the Greater Los Angeles County Vector Control District (Amendments to the Greater Los Angeles County Vector Control District and the Los Angeles County West Vector Control District Spheres of Influence (SOIs); Detachment from the Los Angeles County West Vector District, and Annexation the Greater Los Angeles County Vector Control District), For a Portion of the City of Gardena, and California Environmental Quality Act exemption.
- c. Annexation No. 1073 to Santa Clarita Valley Sanitation District of Los Angeles County, and Environmental Impact Report.

8. PROTEST HEARING(S)

None.

9. OTHER ITEMS

- a. Legislative Report
- b. Rescission of Previously Adopted Rules and Regulations Affecting Functions and Services of Special Districts.

10. COMMISSIONERS' REPORT

Commissioners' questions for staff, announcements of upcoming events and opportunity for Commissioners to briefly report on their LAFCO-related activities since last meeting.

11. EXECUTIVE OFFICER'S REPORT

Executive Officer's announcement of upcoming events and brief report on activities of the Executive Officer since the last meeting.

12. PUBLIC COMMENT

This is the opportunity for members of the public to address the Commission on items not on the posted agenda, provided that the subject matter is within the jurisdiction of the Commission. Speakers are reminded of the three-minute time limitation.

13. FUTURE MEETINGS

March 9, 2016

April 13, 2016

May 11, 2016

June 8, 2016

14. FUTURE AGENDA ITEMS

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

15. ADJOURNMENT MOTION



Local Agency Formation Commission
for the County of Los Angeles

 **DRAFT**

Commission

Jerry Gladbach
Chair

Richard H. Close
Donald L. Dear
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Alternates

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www.lalafco.org

REGULAR MEETING

MINUTES OF THE LOCAL AGENCY FORMATION COMMISSION

FOR THE COUNTY OF LOS ANGELES

January 13, 2016

Present:

Jerry Gladbach, Chair

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

Lori Brogin-Falley, 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
Judith Mitchell, Alternate

1 CALL MEETING TO ORDER

The meeting was called to order at 9:06 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.

MICROPHONE SYSTEM

The Executive Officer (E.O.) wished the Commission a happy new year.

The E.O. announced that all microphones will remain off before and during each meeting. Each Commissioner will need to turn on their respective microphone before speaking.

3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

The 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 E.O. swore in three (3) members of the audience who planned to testify.

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 18, 2015 (Special Meeting).
- b. Approved Operating Account Check Register for the month of November 2015.
- c. Approved Operating Account Check Register for the month of December 2015.
- d. Received and filed update on pending proposals.

MOTION: FINLAY
SECOND: DEAR
AYES: CLOSE, DEAR, FINLAY, KNABE, KUEHL, McCALLUM,
SPENCE, GLADBACH
NOES: NONE
ABSTAIN: NONE
ABSENT: KREKORIAN
MOTION PASSED: 8/0/0

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- a. Los Angeles County Sanitation District No. 2 – Reconfirmation of the Municipal Service Review (MSR), and Amendment to the Sphere of Influence (SOI) Boundary.

The E.O. summarized the staff report on Los Angeles County Sanitation District No. 2 – Reconfirmation of the Municipal Service Review (MSR) and, Amendment to the Sphere of Influence (SOI) Boundary.

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

The Commission took the following action:

- Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Los Angeles County Sanitation District No. 2 – Reconfirmation of the Municipal Service Review (MSR), and Amendment to the Sphere of Influence (SOI) Boundary; Resolution No. 2016-01RMD.
- Reconfirmed the MSR for the Los Angeles County Sanitation District No. 2 previously approved by the Commission in May of 2005, determining that the information and findings required by Government Code Section 56430, and as contained in Section 5 of the May 2005 MSR as they relate to Sanitation District No. 2, are current and do not raise any significant boundary or service-related issues.
- Approved the Los Angeles County Sanitation District No. 2 Sphere of Influence Amendment to include the eight distinct, non-contiguous areas, which are not currently within the boundaries of the SOI, consistent with the Government Code Section 56425 determination outlined in the staff report.

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- Directed the Executive Officer to add the words "SOI Amended January 13, 2016" to the official LAFCO maps for the Los Angeles County Sanitation District No. 2.
- Directed the Executive Officer to mail copies of this resolution as provided in Section 56882 of the Government Code.

MOTION: KNABE
SECOND: KUEHL
AYES: CLOSE, DEAR, FINLAY, KNABE, KUEHL, McCALLUM,
SPENCE, GLADBACH
NOES: NONE
ABSTAIN: NONE
ABSENT: KREKORIAN
MOTION PASSED: 8/0/0

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- b. Los Angeles County Sanitation District No. 34 – Reconfirmation of the Municipal Service Review (MSR), and Adoption of a Coterminous Sphere of Influence (SOI) Boundary.

The E.O. summarized the staff report on Los Angeles County Sanitation District No. 34 – Reconfirmation of the Municipal Service Review (MSR) and, Adoption of a Coterminous Sphere of Influence (SOI) Boundary.

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

Commissioner Dear originally made the motion to approve the recommendations, but he withdrew his motion, and allowed Commissioner Spence (who represents the City of La Cañada Flintridge) to make the motion.

The Commission took the following action:

- Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Los Angeles County Sanitation District No. 34 – Reconfirmation of the Municipal Service Review (MSR), and Adoption of a Coterminous Sphere of Influence (SOI) Boundary; Resolution No. 2016-02RMD.

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- Reconfirmed the MSR for the Los Angeles County Sanitation District No. 34 previously approved by the Commission in May of 2005, determining that the information and findings required by Government Code Section 56430, and as contained in Section 5 of the May 2005 MSR as they relate to Sanitation District No. 34, are current and do not raise any significant boundary or service-related issues.
- Approved and adopted the Los Angeles County Sanitation District No. 34 Coterminous Sphere of Influence, consistent with Government Code Section 56425 determination outlined in the staff report.
- Directed the Executive Officer to add the words "Coterminous SOI Adopted on January 13, 2016" to the official LAFCO maps for the Los Angeles County Sanitation District No. 34.
- Directed the Executive Officer to mail copies of this resolution as provided in Section 56882 of the Government Code.

MOTION: SPENCE
SECOND: FINLAY
AYES: CLOSE, DEAR, FINLAY, KNABE, KUEHL, McCALLUM,
SPENCE, GLADBACH
NOES: NONE
ABSTAIN: NONE
ABSENT: KREKORIAN
MOTION PASSED: 8/0/0

8 PROTEST HEARING(S)

None.

9 OTHER ITEMS

The following item was called up for consideration:

a. Legislative Update.

The E.O. stated that the Commission was provided a written staff report on the Legislative Update addressing upcoming issues for the 2017 legislative session.

The E.O. noted that CALAFCO is in the process of meeting with interested parties, such as, the League of Cities, the California State Association of Counties (CSAC), and the California Special Districts Association (CSDA), to address concerns associated with the proposed bill

regarding LAFCO notification when Joint Powers Authorities (JPAs) are formed. The E.O. stated he will report back to Commission at a future date.

The Commission took the following action:

- Received and Filed.

MOTION:	KNABE
SECOND:	SPENCE
AYES:	CLOSE, DEAR, FINLAY, KNABE, KUEHL, McCALLUM, SPENCE, GLADBACH
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	KREKORIAN
MOTION PASSED:	8/0/0

9 OTHER ITEMS

The following item was called up for consideration:

- b. Report on Supervisor Antonovich's December 21, 2015, letter to staff regarding the Hidden Creeks Estates annexation proposal and a proposed moratorium on annexations in areas affected by the gas leak in the Northwest San Fernando Valley around the communities of Porter Ranch and Chatsworth.

The E.O. summarized the staff report on Report on Supervisor Antonovich's December 21, 2015, letter to staff regarding the Hidden Creeks Estates annexation proposal and a proposed moratorium on annexations in areas affected by the gas leak in the Northwest San Fernando Valley around the communities of Porter Ranch and Chatsworth.

Chair Gladbach asked if Commissioners had any questions.

Commissioner Close asked Legal Counsel, Helen Parker, whether the Commission has the authority to deny the annexation if it were to come before the Commission. Helen Parker stated that LAFCO's authority is unique and extremely broad, and that based on a record with substantial evidence, LAFCO has the authority to approve, approve with conditions, or deny annexations, in general, based on the Cortese-Know-Hertzberg Reorganization Act of 2000 (Act 2000), the California Environmental Quality Act (CEQA), or other reasonable grounds in which the Commission could exercise its authority. Commissioner Close thanked Ms. Parker.

Commissioner Smith, to clarify what Commissioner Close asked Ms. Parker, stated that there is a distinction between the land-use planning approval, which is a decision of the City of Los

Angeles, and the annexation, which is a decision of LAFCO. He noted that if one or both of these proposals were denied, the proposed development project could still move forward within the County's jurisdiction, if the County chose to do so. LAFCO's denial of the proposal would prevent annexation into the City of Los Angeles, not the project itself. Ms. Parker stated that Commissioner Smith is correct, that if the Commission denied the annexation, the affected territory would remain within the unincorporated County territory, as it is today.

The public hearing was opened to receive testimony.

Chair Gladbach confirmed that the speakers were already sworn-in, and each did not make a campaign contribution of more than \$250 to the Commission within the past 12 months.

Wayne Avrashow, attorney representing the developer and applicant (Forestar USA Real Estate Group), stated that the applicant (Michael Sanders of Forestar) is available to answer questions if called upon. Mr. Avrashow stated that the Applicant's number one priority is the health and public safety of the future residents of Hidden Creeks Estates. He acknowledged the tragic situation and great hardship to residents of Porter Ranch and surrounding communities due to the Aliso Canyon gas leak. The project has received support from the Neighborhood Councils of Porter Ranch and Chatsworth. The applicant recognizes that circumstances have changed since the proposal was originally filed with LAFCO. He noted that the applicant has requested a continuance on further hearings and appeals with the City of Los Angeles until more is known about the gas leak and its impacts on Hidden Creeks Estates. Mr. Avrashow noted that City entitlements are not yet completed, the tract map will not be recorded until 2017, and the scheduled occupancy of Hidden Creeks Estates is in 2020.

Mr. Avrashow stated that it is logical to conclude that there are only two results possible concerning the Aliso Canyon Storage Facility: one, the facility will be made safe; or two, the facility will be closed. Governor Jerry Brown declared a State of Emergency, and seven state agencies have been mobilized to the area; the City, the County, State, and Federal agencies are reviewing the failed gas leak and its impacts on the environment and the health and safety of nearby residents. Senator Fran Pavley has introduced bills to impose new regulations on the storage facility. Mr. Avrashow stated he believes that if the facility is made safe, it will be safe for the 30,000 existing residents living in the Porter Ranch and surrounding areas, and it would therefore be safe for the future residents of Hidden Creeks Estates. If the facility is closed, it would be safe for Porter Ranch residents and safe for Hidden Creeks Estates residents. He noted that the applicant is committed to cooperating with LAFCO's Commission, staff, and surrounding residents. Mr. Avrashow agrees with the staff report recommendations and also agrees to the concept in the proposed moratorium, essentially to delay Commission consideration of the annexation proposal until more is known about the gas leak.

Commissioner Close asked Mr. Avrashow why the applicant is requesting annexation into the City of Los Angeles. Mr. Avrashow stated that it is more practical to provide municipal

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services—such police, fire, and sewer—if the development were to be located within the City of Los Angeles. For example, City of Los Angeles police and fire stations are closer to the proposed development than are County sheriff or fire stations, which can impact response times to the area.

Commissioner Kuehl stated the second recommendation of the staff report directs the Executive Officer to send a letter requesting that the City of Los Angeles provide documentation as it relates to the existing natural gas leak at the So Cal Gas Aliso Canyon Storage Facility. She suggested to Mr. Avrashow that Forestar (USA) Real Estate Group, Inc. also prepare a separate environment analysis of the proposed Hidden Creeks Estates development, regarding the environmental impacts and potential health concerns on the nearby population. Supervisor Kuehl referenced Mr. Avrashow's letter, which indicated that the project is downwind, and three miles away, from the site of the gas leak. She stated that this is not sufficient analysis for the true potential impacts of the gas leak. Supervisor Kuehl stated it would be very difficult to close the facility due to the enormous amount of stored natural gas, and the need for natural gas in this region and beyond. Mr. Avrashow agreed with Supervisor Kuehl's comments, and indicated that he will provide a more in-depth study of the Hidden Creeks Estates and the potential effects of the gas leak.

Sandor Winger, a consultant for Forestar (USA) Real Estate Group Inc., stated that he hadn't planned on making any comments unless it's necessary concerning LAFCO and the annexation itself. He went on to testify that he is both a consultant to Forestar, and a resident of the local community, and therefore shares the same concerns as Porter Ranch residents relative to the impacts of the gas leak upon the local community. Mr. Winger agrees with Supervisor Kuehl that the Applicant provide further environmental analysis of the Hidden Creeks Estates project.

Commissioner Smith stated he is familiar with the Hidden Creeks Estates project, as he was a City Councilmember when the project was filed with the City of Los Angeles. Commissioner Smith stated he gave the applicant a lengthy list of what he wanted to see accomplished before they moved further with the proposed project, and to its credit the applicant has performed as requested. Commissioner Smith stated that he had spoken with the elected official representing this area in the City of Los Angeles, Councilmember Mitchell Englander, and that Councilman Englander indicated he supports Supervisor Antonovich's letter and supports the E.O.'s recommendations.

The Commission took the following action:

- Directed the Executive Officer to send a letter requesting that the applicant for the proposed Hidden Creeks Estates project and City of Los Angeles Annexation No. 2011-27 provide supplemental written documentation to LAFCO addressing the factors in LAFCO's governing statute on annexations in Government Code Section 56668 as

they relate to the existing natural gas leak at the Sothern California Gas Aliso Canyon Facility.

- Directed the Executive Officer to send a letter to the City of Los Angeles, asking in behalf of LAFCO, as the responsible agency for CEQA, that the City, as lead agency for CEQA, examine and address in the environmental documentation any additional potential environmental impacts of the Hidden Creeks Estates project in light of the natural gas leak at the Sothern California Gas Aliso Canyon Storage Facility, and, further, that the City provide the same information directly to LAFCO staff as well, all as part of completing its application to LAFCO for annexation to the City of Los Angeles.
- Directed the Executive Officer to send a letter in reply to the January 5, 2016 letter from the applicant's counsel to LAFCO.
- Director the Executive Officer to report back to update the Commission on the status of the Hidden Creeks Estates project every two months beginning in March 2016 until the application is complete.

MOTION:	FINLAY
SECOND:	McCALLUM
AYES:	CLOSE, DEAR, FINLAY, KNABE, KUEHL, McCALLUM, SPENCE, GLADBACH
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	KREKORIAN
MOTION PASSED:	8/0/0

9 OTHER ITEMS

The following item was called up for consideration:

- c. 5-Year anniversary for Paul Novak.

Chair Gladbach congratulated Paul Novak and presented him with a 5-year pin. The E.O. thanked Chair Gladbach.

10 COMMISSIONERS' REPORT

Commissioner Finlay asked the E.O. to provide a status update of the City of Baldwin Park's (City) potential annexation into the San Gabriel Valley Mosquito and Vector Control District (District). The E.O. stated that he and Kenn Fujioka (General Manager of the San Gabriel Valley Mosquito and Vector Control District) have been working to persuade City officials to

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support annexation into the District, and made a presentation to the City Council on November 18, 2015 meeting. The City Council will consider the issue at its February 17th meeting, with a staff report recommending an advisory public vote. The E.O. stated he and Mr. Fujioka will attend the February 17th City Council meeting, and they are preparing an op-ed in support of the annexation.

Commissioner Finlay asked whether the City of Baldwin Park could be sued, and found liable, if one of the city's residents died from a vector-borne illness, could the City of Baldwin Park be sued and found liable. The E.O. stated he is not sure of that answer.

Commissioner Spence asked the E.O. if he has approached the City of South Pasadena regarding annexation into a vector control district. The E.O. stated that he would like to see the outcome of the City of Baldwin annexation into the San Gabriel Valley Mosquito and Vector Control District before approaching the City of South Pasadena. Commissioner Spence stated he will talk with members of the South Pasadena City Council to encourage them to agree to annex the City South Pasadena into a vector control district.

11 EXECUTIVE OFFICER'S REPORT

None.

12 PUBLIC COMMENT

None.

13 FUTURE MEETINGS

February 10, 2016

March 9, 2016

April 13, 2016

May 11, 2016

14 FUTURE AGENDA ITEMS

None.

15 ADJOURNMENT MOTION

On motion of Chair Gladbach the meeting was adjourned at 9:55 a.m.

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Respectfully submitted,

Paul A. Novak, AICP, Executive Officer

L: minutes 2016\01-13-16

10:24 AM

02/01/16

Accrual Basis

LAFCO 03 Register Report January 2016

Type	Date	Num	Name	Memo	Amount	Balance
10000 Cash Unrestricted						
10003 Operating Account						
Check	1/1/2016	46602...	ADP	Processing charges for ...	-132.13	-132.13
Bill Pmt -Check	1/4/2016	7839	80 South Lake LLC	NO000758-1	-7,331.22	-7,463.35
Bill Pmt -Check	1/4/2016	7840	Gina Duche	Bookkeeping: 5.0 Hrs	-100.00	-7,563.35
Bill Pmt -Check	1/4/2016	7841	Office Depot*	Acct#32368442	-60.28	-7,623.63
Bill Pmt -Check	1/7/2016	7842	Alisha O'Brien*	Reimbursement: Mileage	-36.55	-7,660.18
Bill Pmt -Check	1/7/2016	7843	Certified Records Management	Storage period 01/01/1...	-417.21	-8,077.39
Bill Pmt -Check	1/7/2016	7844	Charter Communications	Acct # 8245100171576...	-463.23	-8,540.62
Bill Pmt -Check	1/7/2016	7845	Gina Duche	Bookkeeping: 5.0 Hrs	-100.00	-8,640.62
Bill Pmt -Check	1/7/2016	7846	LACERA	LAFCO OPEB: Decem...	-905.40	-9,546.02
Bill Pmt -Check	1/7/2016	7847	Platinum Consulting		-476.25	-10,022.27
Check	1/12/2016	46682...	ADP	Processing charges for ...	-173.10	-10,195.37
Bill Pmt -Check	1/14/2016	7848	CoreLogic	Acct#200-694038-RR6...	-351.84	-10,547.21
Bill Pmt -Check	1/14/2016	7849	Daily Journal	Cust#1124120362	-20.75	-10,567.96
Bill Pmt -Check	1/14/2016	7850	FedEx*	Acct#1244-7035-8	-67.82	-10,635.78
Bill Pmt -Check	1/14/2016	7851	Gina Duche	Bookkeeping: 4.5 Hrs	-90.00	-10,725.78
Bill Pmt -Check	1/14/2016	7852	Office Depot*		-123.91	-10,849.69
Bill Pmt -Check	1/14/2016	7853	Ricoh Americas Corp	036-0027688-000	-1,570.56	-12,420.25
Check	1/15/2016	DM	Ambar De La Torre	Salary, January 15, 2016	-1,695.57	-14,115.82
Check	1/15/2016	DM	Douglass Dorado	Salary, January 15, 2016	-2,514.79	-16,630.61
Check	1/15/2016	DM	Michael E. Henderson	Salary, January 15, 2016	-2,050.03	-18,680.64
Check	1/15/2016	DM	Patricia Knoebl-Wood	Salary, January 15, 2016	-1,099.12	-19,779.76
Check	1/15/2016	DM	Paul Novak	Salary, January 15, 2016	-4,462.38	-24,242.14
Check	1/15/2016	DM	Alisha O'Brien	Salary, January 15, 2016	-1,884.60	-26,126.74
Check	1/15/2016	DM	June D. Savala	Salary, January 15, 2016	-3,669.50	-29,796.24
Check	1/15/2016	DM	Federal Tax Deposit	Payroll Tax, January 15...	-6,054.18	-35,850.42
Check	1/15/2016	DM	State Income Tax	Payroll Tax, January 15...	-1,683.33	-37,533.75
Check	1/15/2016	DM	June D. Savala	Benefits, January 15, 2...	-4,403.06	-41,936.81
Check	1/15/2016	46722...	ADP	EZLabor Manager, Jan...	-52.50	-41,989.31
Check	1/15/2016	46714...	ADP	Processing charges for ...	-132.13	-42,121.44
Bill Pmt -Check	1/21/2016	7854	Gina Duche	Bookkeeping: 5.0 Hrs	-100.00	-42,221.44
Bill Pmt -Check	1/21/2016	7864	ATT	Acct#990566760, 12/1...	-268.44	-42,489.88
Bill Pmt -Check	1/21/2016	7863	California Special Districts Association*	7986	-175.00	-42,664.88
Bill Pmt -Check	1/21/2016	7862	Daily Journal		-46.25	-42,711.13
Bill Pmt -Check	1/21/2016	7861	LACERA	Employee/Employer c...	-12,628.11	-55,339.24
Bill Pmt -Check	1/21/2016	7860	Mail Finance	Cust#416653, 12-Feb...	-126.42	-55,465.66
Bill Pmt -Check	1/21/2016	7859	Manna Cafe	LAFCO- LA: 1/25/15 ev...	-430.83	-55,896.49
Bill Pmt -Check	1/21/2016	7858	MetLife*	Policy#211130483, J. S...	-345.33	-56,241.82
Bill Pmt -Check	1/21/2016	7857	Office Depot*		-180.54	-56,422.36
Bill Pmt -Check	1/21/2016	7856	Paul A. Novak	Reimbursement: file ca...	-7.00	-56,429.36
Bill Pmt -Check	1/21/2016	7855	Tropical Interior Plants	Service: December 2015	-100.00	-56,529.36
Bill Pmt -Check	1/21/2016	7865	Metropolitan Water District	Cust#8284	-500.00	-57,029.36
Bill Pmt -Check	1/28/2016	7866	80 South Lake LLC	NO000758-1	-7,331.22	-64,360.58
Bill Pmt -Check	1/28/2016	7867	Bank of America*		-2,430.30	-66,790.88
Bill Pmt -Check	1/28/2016	7868	County Counsel	Legal services: Decem...	-4,857.60	-71,648.48
Bill Pmt -Check	1/28/2016	7869	Gina Duche	Bookkeeping: 5.0 Hrs	-100.00	-71,748.48
Bill Pmt -Check	1/28/2016	7870	June Savala	Reimbursement: CCL ...	-61.21	-71,809.69
Bill Pmt -Check	1/28/2016	7871	Motor Parks	Cust#025-001, Unreser...	-630.00	-72,439.69
Bill Pmt -Check	1/28/2016	7872	Neofunds	Acct#7900 0445 2259 ...	-300.00	-72,739.69
Bill Pmt -Check	1/28/2016	7873	Paul A. Novak	Reimbursement: Office...	-34.53	-72,774.22
Bill Pmt -Check	1/28/2016	7874	RSHS	Matter#2964/002, Dece...	-295.00	-73,069.22
Check	1/29/2016	DM	Ambar De La Torre	Salary January 29, 2016	-1,695.58	-74,764.80
Check	1/29/2016	DM	Douglass Dorado	Salary, January 29, 2016	-2,514.80	-77,279.60
Check	1/29/2016	DM	Michael E. Henderson	Salary, January 29, 2016	-2,050.02	-79,329.62
Check	1/29/2016	DM	Patricia Knoebl-Wood	Salary, January 29, 2016	-1,099.12	-80,428.74
Check	1/29/2016	DM	Paul Novak	Salary, January 29, 2016	-4,462.37	-84,891.11
Check	1/29/2016	DM	Alisha O'Brien	Salary, January 29, 2016	-1,884.61	-86,775.72
Check	1/29/2016	DM	June D. Savala	Salary, January 29, 2016	-3,669.50	-90,445.22
Check	1/29/2016	DM	Federal Tax Deposit	Payroll Taxes, January ...	-4,493.19	-94,938.41
Check	1/29/2016	DM	State Income Tax	Payroll Taxes, January ...	-1,173.40	-96,111.81
Check	1/29/2016	30386...	Lori W. Brogin	Stipend, January 29, 2...	-147.82	-96,259.63
Check	1/29/2016	30386...	Richard Close	Stipend, January 29, 2...	-147.82	-96,407.45
Check	1/29/2016	DM	Donald L. Dear	Stipend, January 29, 2...	-147.82	-96,555.27
Check	1/29/2016	30386...	Margaret E. Finlay	Stipend, January 29, 2...	-147.82	-96,703.09
Check	1/29/2016	30386...	Edward G. Gladbach	Stipend, January 29, 2...	-147.82	-96,850.91
Check	1/29/2016	30386...	Donald Knabe	Stipend, January 29, 2...	-147.82	-96,998.73
Check	1/29/2016	30386...	Sheila A Kuehl	Stipend, January 29, 2...	-136.39	-97,135.12
Check	1/29/2016	DM	Gerard McCallum II	Stipend, January 29, 2...	-147.82	-97,282.94
Check	1/29/2016	30386...	Greig L. Smith	Stipend, January 29, 2...	-147.82	-97,430.76
Check	1/29/2016	DM	David Spence	Stipend, January 29, 2...	-147.82	-97,578.58
Check	1/29/2016	DM	Federal Tax Deposit	Payroll Taxes, January ...	-43.60	-97,622.18
Total 10003 Operating Account					-97,622.18	-97,622.18
Total 10000 Cash Unrestricted					-97,622.18	-97,622.18

10:24 AM

02/01/16

Accrual Basis

LAFCO 03
Register Report
January 2016

Type	Date	Num	Name	Memo	Amount	Balance
TOTAL					<u>-97,622.18</u>	<u>-97,622.18</u>

AGENDA ITEM NO. 6c - February 10, 2016
PENDING PROPOSALS AS OF February 1, 2016

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
1	AOB	Annexation 2006-12 to Los Angeles County Waterworks District No. 40	Land Resource Investors	Annex 20 acres of vacant land located at the northeast corner of Avenue J and 37th Street East, City of Lancaster. Will be developed into 80 single family homes.	Incomplete filing: property tax transfer resolution, registered voter and landowner labels.	5/16/2006	Unknown
2	AOB	Annexation No. 2006-46 to Los Angeles County Waterworks District No. 40	New Anaverde, LLC	Annex 1,567 acres of vacant land located near Lake Elizabeth Road and Avenue S in the city of Palmdale. Will be developed into 313 single family home.	Incomplete filing: CEQA, registered voter labels, landowner labels, and approved map and legal.	10/5/2006	Unknown
3	AOB	Annexation No. 2011-17 (2006-50) to Los Angeles County Waterworks District No. 40	Behrooz Haverim/Kamyar Lashgari	Annex 20.62 acres of vacant land located south of Avenue H between 42nd Street West and 45th Street West in the City of Lancaster. To be developed into single family homes	Incomplete filing: property tax transfer resolution, registered voter and landowner labels.	12/1/2006	Unknown
4	DD	Annexation No. 2007-04 City of Industry	City of Industry	Annexation of 14.8 acres to the City of Industry. The subject territory consists principally of a street right-of-way along Valley Blvd., between Morningside Drive and the City of Industry and City of Pomona boundary line.	Notice of Filing sent 6-6-07 Incomplete filing: property tax transfer resolution, registered voter and landowner labels, map of limiting addresses, and list of limiting addresses.	1/4/2007	Unknown
5	AOB	Annexation No. 2007- 29 to Quartz Hill Water District - SOI amendment	Kimberly Juday	Annex 5.08 acres of vacant land located at NEC of Avenue L-12 & 37th Street West, in the City of Lancaster. Future development of 7 single family homes	Notice of Filing sent 05/28/08. Incomplete filing: property tax transfer resolution.	1/4/2008	Unknown
6	AOB	Annexation 2008-13 to Los Angeles County Waterworks District No. 40	Lancaster School Dist.	Annex 20.47 acres of vacant land located 2 miles west of the Antelope Valley frw. And the nearest paved major streets are ave. H. And Ave. I, in the City of Lancaster. For future construction of a school.	Notice of Filing sent 04/22/09. Incomplete filing: property tax transfer resolution, and CEQA.	9/22/2008	Unknown
7	AOB	Annexation No. 2008-09 to Los Angeles County Waterworks District No. 37	Watt Enterprises LTD	Annex 272 Acres vacant land located on Escondido Canyon Road (area B) and Hubbard Road (area A) Angeles Forest Highway and Vincent Road	Notice of Filing sent 02/24/09. Incomplete filing: property tax transfer resolution and CEQA	12/5/2008	Unknown
8	AOB	Reorganization 2010-04 Los Angeles County Waterworks District No. 29	Malitex Partners, LLC	Detach 88 acres of vacant land from the Las Virgenes Municipal Water District and annex same said territory to Los Angeles County Waterworks District No 29 and West Basin Municipal Water District. The project includes future construction of three homes and dedicates open space. The project site is located north of Pacific Coast Highway at the end of Murphy Way, in the unincorporated area adjacent to Malibu.	Notice of Filing sent 07-15-10. Incomplete filing: CEQA. EIR on hold 4-14-15. Applicant requested to keep this file open, pending details how to proceed with the project 04/29/15.	6/9/2010	Unknown
9	DD	City of Palmdale Annexation 2010-05	City of Palmdale	49.6 acres located adjacent to residential properties to the southwest, southeast, and separated by the Amargosa Creek to the north.	Notice of Filing sent 1-3-11 Incomplete filing: property tax transfer resolution, insufficient CEQA, unclear pre-zoning ordinance, approved map and legal	10/25/2010	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
10	AOB	Reorganization 2011-16 (Tesoro del Valle)	NCWD/CLWA	801.53 acres regional access is provided via Interstate 5 (1-5) for north/south travelers from the east, and State Route 126 (SR-126) for travelers from the west. The existing local thoroughfare that provides access to the proposed area is Copper Hill Drive, which can be accessed directly from Tesoro del Valle Drive or Avenida Rancho Tesoro.	Notice of Filing sent 05-31-11. Incomplete filing: property tax transfer resolution.	5/5/2011	Unknown
11	DD	City of Los Angeles Annexation 2011-27	Forestar Group	685 acres of uninhabited territory located east of Browns Canyon Road and northwest of Mason Ave, in the unincorporated area just north of the City of Los Angeles.	Notice of Filing sent 2-15-12. Incomplete filing: property tax transfer resolution, CEQA, pre-zoning ordinance, map of limiting addresses, list of limiting addresses, and approved map and legal.	12/8/2011	Unknown
12	DD	City of Carson Annexation 2011-25 (Rancho Dominguez)	City of Carson	1,710 acres located south of the 91 Freeway, west of the 710 Freeway, north of Del Amo Blvd., and east of Wilmington Ave.	Notice of Filing sent 12-29-11. Incomplete filing: property tax transfer resolution, stamped NOD, map of limiting addresses, approved map and legal.	12/27/2011	Unknown
13	DD	City of Palmdale Annexation 2011-19	City of Palmdale	405 acres of uninhabited territory located between Palmdale Blvd and Ave S and 80th and 85th Street East.	Notice of Filing sent 3-22-12. Incomplete filing: property tax transfer resolution, inadequate CEQA, maps of limiting addresses, list of limiting addresses, and approved map and legal. DUC adjacent	3/8/2012	Unknown
14	AOB	Annexation 2012-13 County Waterworks District No. 37	LA County Waterworks District 37	The proposed annexation areas consists of residential tracts of single family homes on large lots, are bordered by other residential tracts and by vacant land.	Notice of Filing sent 03-07-13. Need approved map and legal. On Feb 10th Agenda.	1/31/2013	Apr-2016
15	AOB	Reorganization No. 2013-01 to Newhall County Water District (Castaic High School)	Newhall County Water District	Detach from Los Angeles County Waterworks District No. 36, Val Verde and annex to Newhall County Water District. Located at the northwest corner of Romero Canyon Road and Canyon Hill Road, in the unincorporated community of Castaic.	Notice of Filing sent 06-19-13. Incomplete filing: property tax transfer resolution and approved map and legal.	4/3/2013	Unknown
16	DD	Reorganization No. 2013-04 City of Rolling Hills	City of Rolling Hills	The application involves approximately .54 acres of uninhabited territory. The subject territory is generally located at the intersection of Silver Spur Road and Crenshaw Blvd in the City of Rolling Hills.	Notice of Filing sent 6-27-13. Incomplete filing: property tax transfer resolution, landowner and registered voter labels, map of limiting addresses, and list of limiting addresses.	6/26/2013	March 9, 2016 agenda

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
17	DD	Annexation 2014-04 to the City of Calabasas	City of Calabasas	annex approximately 43.31± acres of uninhabited territory to the City of Calabasas. The affected territory is generally located along Agoura Road between Liberty Canyon Road and Malibu Hills Road, in Los Angeles County unincorporated territory adjacent to the City of Agoura Hills and Calabasas.	Notice of Filing sent 3-20-14 Incomplete filing: property tax transfer resolution, CEQA, pre-zoning ordinance, radius map, landowner and registered voter labels, landowner consent letter, approved map and legal	3/18/2014	Unknown
18	AOB	Reorganization No. 2014-06 to Los Angeles County Waterworks District No. 29, Malibu	NSRS Trust	Detach 2 acres located on Palm Canyon Lane, unincorporated territory, from Las Virgenes Municipal Water District and annex said territory to Los Angeles County Waterworks District No. 29, Malibu.	Notice of Filing sent 06-19-14. Incomplete filing: property tax transfer resolution, CEQA, and approved map and legal.	5/21/2014	Unknown
19	AOB	Annexation No. 2014-09 to Los Angeles County Waterworks District No. 36, Val Verde (Los Valles Development)	SFI Los Valles LLC	SOI Amendment and Annexation of 10± acres located north of Halsey Canyon Road and Los Valles Drive, all within unincorporated territory of Castaic	Notice of Filing sent 10-02-14. Incomplete filing: property tax transfer resolution, CEQA, and approved map and legal.	7/15/2014	Unknown
20	AOB	Annexation No. 2014-13 to Los Angeles County Waterworks District No. 40, Antelope Valley	Lebata, Inc.	310.96 acres located near Avenue T and 126th Street East, in unincorporated County territory, near the community of Pearblossom. Install and operate a new sand and gravel mining operation.	Notice of Filing sent 09-30-14. Incomplete filing: property tax transfer resolution, CEQA, radius labels, mailing labels of landowners and registered voters, approved map and legal.	9/29/2014	Unknown
21	DD	Reorganization No. 2014-03 to the City of Calabasas	City of Calabasas	176± acres immediately north of and adjacent to the 101 freeway between the City of Calabasas and Hidden Hills.	Notice of Filing sent 1-8-15, incomplete filing: property tax transfer resolution, CEQA, pre-zoning ordinance, radius map, mailing labels of landowners and registered voters, approved map and legal.	12/10/2014	Unknown
22	AOB	Reorganization No. 2015-08 to Greater Los Angeles County Vector Control District	Greater Los Angeles County Vector Control District	200.2± acres. Portion of the City of Gardena, east of Crenshaw Blvd., north of 147th St. and north of Rosecrans Blvd., west of Hobart Blvd. Detachment from Los Angeles County West Vector Control District and Annexation to Greater Los Angeles County Vector Control District.	Notice of Filing sent 03-24-15, Filing Completed. On Feb 10th Agenda.	3/19/2015	Apr-2016
23	AD	Annexation 745 to District No. 21	Sanitation Districts	25.260 acres. Located on Wheeler Avenue, approximately 1/4-mile south of its intersection with Arrow Highway, all within the City of La Verne.	Notice of Filing sent 06-16-15 Incomplete filing: property tax transfer resolution.	5/18/2015	Unknown
24	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1073	Sanitation Districts	245.042 acres. Located at the terminus of Golden Valley Road, northeast of Newhall Ranch Road, north of Soledad Canyon Road, and south of Bouquet Canyon Road, all within the City of Santa Clarita.	February Agenda	6/16/2015	Apr-2016

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
25	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1075	Sanitation Districts	0.762 acres. Located on Live Oak Springs Canyon Road at Eaglehelm Drive, all within the City of Santa Clarita.	Notice of Filing sent 06-16-15 Incomplete filing: property tax transfer resolution.	6/16/2015	Unknown
26	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1076	Sanitation Districts	0.4 acres. Located at the terminus of Bakerton Avenue at its intersection with Darter Drive, all within the City of Santa Clarita.	Notice of Filing sent 06-16-15 Incomplete filing: property tax transfer resolution.	6/16/2015	Unknown
27	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1074	Sanitation Districts	556.371 acres. Located on Valley Canyon Road immediately north of the Antelope Valley Freeway (SR-14) and approximately 3,300 feet east of Abelia Road, all within unincorporated Los Angeles County.	February Agenda	8/3/2015	Mar-2016
28	DD	Annexation No. 2015-11 to the City of Palmdale (Desert View Highlands)	City of Palmdale	284 acres inhabited territory. Generally located north and south of Elizabeth Lake Road between Amargosa Creek and 10th street west, in Los Angeles County unincorporated territory surrounded by the City of Palmdale	Notice of Filing sent 9-22-15 Incomplete filing: property tax resolution, attachment 'A' plan for municipal services, CEQA (NOD), party disclosure, pre-zoning, map of limiting addresses, registered voter info	9/15/2015	Unknown
29	DD	Annexation No. 2015-09 to the City of Pomona	City of Pomona	5.76 acres uninhabited territory. Located south of Valley Blvd approximately 2500' east of Grand Ave, adjacent to the City of Industry and Pomona.	Notice of Filing sent 9-23-15 Incomplete filing: property tax transfer resolution, attachment "A" plan for municipal services, CEQA, party disclosure, pre-zoning, limiting addresses, map of limiting addresses, radius map, registered voter labels within affected territory, registered voters within 300' radius, landowners within affected territory, landowners within 300' radius, map and legal not approved	9/22/2015	Unknown
30	AOB	Annexation No. 2015-06 to the Newhall County Water District	Newhall County Water District	0.10 acres uninhabited territory. Located south of Newhall Ranch Road, west of Copper Hill Drive, in the City of Santa Clarita. Existing booster station facility.	Notice of Filing sent 10-14-15. Incomplete filing: property tax transfer resolution, map and legal not approved.	9/24/2015	Unknown
31	AOB	Annexation No. 2015-07 to the Newhall County Water District	Newhall County Water District	2.43 acres uninhabited territory. Located south of the Antelope Valley Freeway (SR-14), east of Sand Canyon Road, in the City of Santa Clarita. Construction of a water well.	Notice of Filing sent 10-14-15. Incomplete filing: property tax transfer resolution, map and legal not approved.	9/24/2015	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
32	AD	Annexation 418 to District No. 14	Sanitation Districts	4.744 acres. Located on Avenue L approximately 900 feet west of Sierra Highway, all within the City of Lancaster.	Notice of Filing sent 11-3-15 Incomplete filing: property tax transfer resolution.	10/28/2015	Unknown
33	AD	Annexation 419 to District No. 14	Sanitation Districts	1.498 acres. Located on Avenue M-2 approximately 50 feet west of Shain Lane, all within unincorporated Los Angeles County.	Notice of Filing sent 11-3-15 Incomplete filing: property tax transfer resolution.	10/28/2015	Unknown
34	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1078	Sanitation Districts	1.179 acres. East of the intersection of Stallion Pl and The Old Rd within the unincorporated territory of castaic.	Notice of Filing sent 11-3-15 Incomplete filing: property tax transfer resolution.	10/28/2015	Unknown
35	DD	Annexation No. 2015-10 to the City of Agoura Hills	City of Agoura Hills	117 acres uninhabited territory. Located northeast and southwest of Chesebro Road directly north of the Highway 101	Notice of Filing sent 11-3-15 Incomplete filing: property tax transfer resolution.	11/2/2015	Unknown
36	AD	Annexation 30 to District No. 16	Sanitation Districts	0.69 acres. Located on New York Drive approximately 800 feet southeast of Bradley Street, all within unincorporated Los Angeles County.	Notice of Filing sent 11-16-15 Incomplete filing: property tax transfer resolution.	11/9/2015	Unknown
37	AD	Annexation 746 to District No. 21	Sanitation Districts	1.32 acres. Located on Mills Avenue approximately 200 feet north of Alamosa Drive, all within the City of Claremont.	Notice of Filing sent 11-16-15 Incomplete filing: property tax transfer resolution.	11/9/2015	Unknown
38	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1077	Sanitation Districts	1.96 acres. Located on Sierra Highway at American Beauty Drive, all within the City of Santa Clarita.	Notice of Filing sent 12-22-15 Incomplete filing: property tax transfer resolution.	12/21/2015	Unknown
39	AD	Annexation 747 to District No. 21	Sanitation Districts	0.78 acres. Located on Glen Way approximately 400 feet north of Baseline Road, all within unincorporated Los Angeles County.	Notice of Filing sent 01-06-16 Incomplete filing: property tax transfer resolution.	1/4/2016	Unknown
40	AD	Annexation 748 to District No. 21	Sanitation Districts	0.8 acres. Located on the northwest corner of Towne avenue and Richbrook Drive, all within the City of Pomona.	Notice of Filing sent 01-06-16 Incomplete filing: property tax transfer resolution.	1/4/2016	Unknown
41	AD	Annexation 423 to District No. 22	Sanitation Districts	0.91 acres. Located at the terminus of Via Romaes, all within the City of San Dimas.	Notice of Filing sent 01-06-16 Incomplete filing: property tax transfer resolution.	1/4/2016	Unknown
42	AD	Annexation 424 to District No. 22	Sanitation Districts	14.96 acres. Located on San Dimas Canyon Road south of Caballo Ranch Road, all within the City of La Verne.	Notice of Filing sent 01-06-16 Incomplete filing: property tax transfer resolution.	1/4/2016	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
43	DD	Reorganization No. 2015-14 to the City of Pomona	City of Pomona	5.1 acres uninhabited territory. Located south of Valley Blvd approximately 2500' east of Grand Ave, adjacent to the City of Industry and Pomona.	Notice of Filing sent 2-2-15 Incomplete filing: property tax transfer resolution, attachment "A" plan for municipal services, party disclosure, map of limiting addresses, registered voter labels within affected territory, registered voters within 300' radius, landowners within affected territory, landowners within 300' radius, map and legal not approved	1/28/2016	Unknown

Staff Report

February 10, 2016

Agenda Item No. 6.d.

Annexation No. 1074 to Santa Clarita Valley Sanitation District of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	556.371± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution or Petition:	June 29, 2015
Application Filed with LAFCO:	August 3, 2015
Location:	The affected territory is located on Valley Canyon Road immediately north of the Antelope Valley Freeway (SR-14) and approximately 3,300 feet east of Abelia Road, all within unincorporated Los Angeles County.
City/County:	Unincorporated Los Angeles County
Affected Territory:	The affected territory consists of 492 proposed single-family homes, a proposed fire station, a proposed police station, a proposed public school campus, a proposed public park site, a water pump station, a sewer lift station, and a water reservoir. The topography is flat.
Surrounding Territory:	Surrounding territory is open space and residential.
Landowner(s):	Spring Canyon Recovery Acquisition LLC
Registered Voters:	0 registered voters as of June 29, 2015.
Purpose/Background:	For the District to provide off-site sewage disposal service.
Related Jurisdictional Changes:	There are no related jurisdictional changes.

Within SOI: Yes

Waiver of Notice/Hearing/Protest: Yes

CEQA Clearance: The California Environmental Quality Act (CEQA) clearance is an Environmental Impact Report certified by the County of Los Angeles Department of Regional Planning, as lead agency, on August 3, 2004.

Additional Information: None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 0 residents as of June 29, 2015.

The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 1,470 residents.

The affected territory is 556.371+/- acres. The proposed/future land use consists of 492 proposed single-family homes, a proposed fire station, a proposed police station, a proposed public school campus, a proposed public park site, a water pump station, a sewer lift station, and a water reservoir.

The assessed valuation is \$17,077,176 as of June 29, 2015.

The per capita assessed valuation issue does not apply because the affected territory is unpopulated.

On December 8, 2015, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a property tax transfer resolution.

The topography of the affected territory is flat.

Santa Clara River is to the south of the affected territory. There are no drainage basins on or near the affected territory.

The affected territory is populated to the west of the affected territory.

The affected territory is likely to experience significant growth in the next ten years. The adjacent areas are likely to experience significant growth in the next ten years.

b. Governmental Services and Controls:

The affected territory will be developed with 492 proposed single-family homes, a proposed fire station, a proposed police station, a proposed public school campus, a proposed public park site, a water pump station, a sewer lift station, and a water reservoir which require organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of governmental services and controls in the area are acceptable. With respect to sanitary sewage disposal, other than service provided by the District, the only alternative is private septic systems. The cost of sewage disposal by the District versus the cost by septic system is subject to multiple factors and varies widely. Service by the District is considered to be more reliable than septic systems. Service by the

District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

c. *Proposed Action and Alternative Actions:*

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

The only alternate action for sewage disposal is a private septic system. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

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

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

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

e. *Agricultural Lands:*

There are no effects on agricultural lands, as defined. None of the land within the affected territory is currently used for the purpose of producing an agricultural commodity for commercial purposes. According to the California Department of Conservation, Division of Land Resource Protection, none of the land within the affected territory is subject to a Land Conservation Act (aka "Williamson Act") contract nor in a Farmland Security Zone (California Land Conservation Act 2012 Status Report).

f. *Boundaries:*

The boundaries of the affected territory have been clearly defined by the applicant, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

The boundaries conform to lines of assessment or ownership, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

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

g. *Consistency with Regional Transportation Plan:*

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

h. Consistency with Plans:

The proposal is consistent with the existing County General Plan designation of Residential 2 (H2).

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

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

i. Sphere of Influence:

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

j. Comments from Public Agencies:

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

k. Ability to Provide Services:

Although the affected territory is not currently serviced by the District, the area was included in the future service area that might be served by the District. The District's future wastewater management needs were addressed in the 2015 Santa Clarita Valley Joint Sewerage System Facilities Plan and EIR.

l. Timely Availability of Water Supplies:

There are no known issues regarding water supply or delivery.

m. Regional Housing:

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

n. Comments from Landowners, Voters, or Residents:

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

o. Land Use Designations

The proposal is consistent with the existing County General Plan designation of Residential 2 (H2).

The proposal is consistent with the existing County zoning designation of Single-Family Residential (R-1).

p. Environmental Justice:

All of the owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not

interested in securing such service or did not respond. The proposal promotes environmental justice, in that there is fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The CEQA clearance is an Environmental Impact Report certified by the County of Los Angeles Department of Regional Planning, as lead agency, on August 3, 2004. The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines Section 15096.

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

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

CONCLUSION:

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

Recommended Action:

1. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1074 to Santa Clarita Valley Sanitation District of Los Angeles County.

**RESOLUTION NO. 2016-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 1074 TO THE SANTA CLARITA VALLEY SANITATION DISTRICT
OF LOS ANGELES COUNTY"**

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

WHEREAS, the proposed annexation consists of approximately 556.371± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1074 to 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 492 proposed single-family homes, a proposed fire station, a proposed police station, a proposed public school campus, a proposed public park site, a water pump station, a sewer lift station, and a water reservoir; 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 February 10, 2016 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 February 10, 2016, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 1074 to Santa Clarita Valley Sanitation District of Los Angeles County, pursuant to California Environmental Quality Act (CEQA) Guideline Section 15096, the Commission considered the Final Environmental Impact Report prepared and certified by the County of Los Angeles Department of Regional Planning, as lead agency, on August 3, 2004 for the project; certifies that the Commission has independently reviewed and considered and reached its own conclusions regarding the environmental effects of the project as shown in the Final Environmental Impact Report; adopts the mitigation monitoring program finding that the mitigation monitoring program is adequately designed to ensure compliance with the mitigation measures during project implementation as applicable to the responsible agency; finds that there are no further

feasible alternatives or feasible mitigation measures within the Commission's power that would substantially lessen or avoid any significant effect the project would have on the environment; and determines that the significant adverse effects of the project have either been reduced to an acceptable level or are outweighed by the specific considerations of the project, as outlined in the environmental findings and Statement of Overriding Considerations, which findings and statement are adopted and incorporated as applicable herein by reference.

2. 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.

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 556.371± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1074 to Santa Clarita Valley Sanitation District of Los Angeles County".
5. Annexation No. 1074 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 10th day of February 2016.

MOTION:

SECOND:

AYES:

NOES:

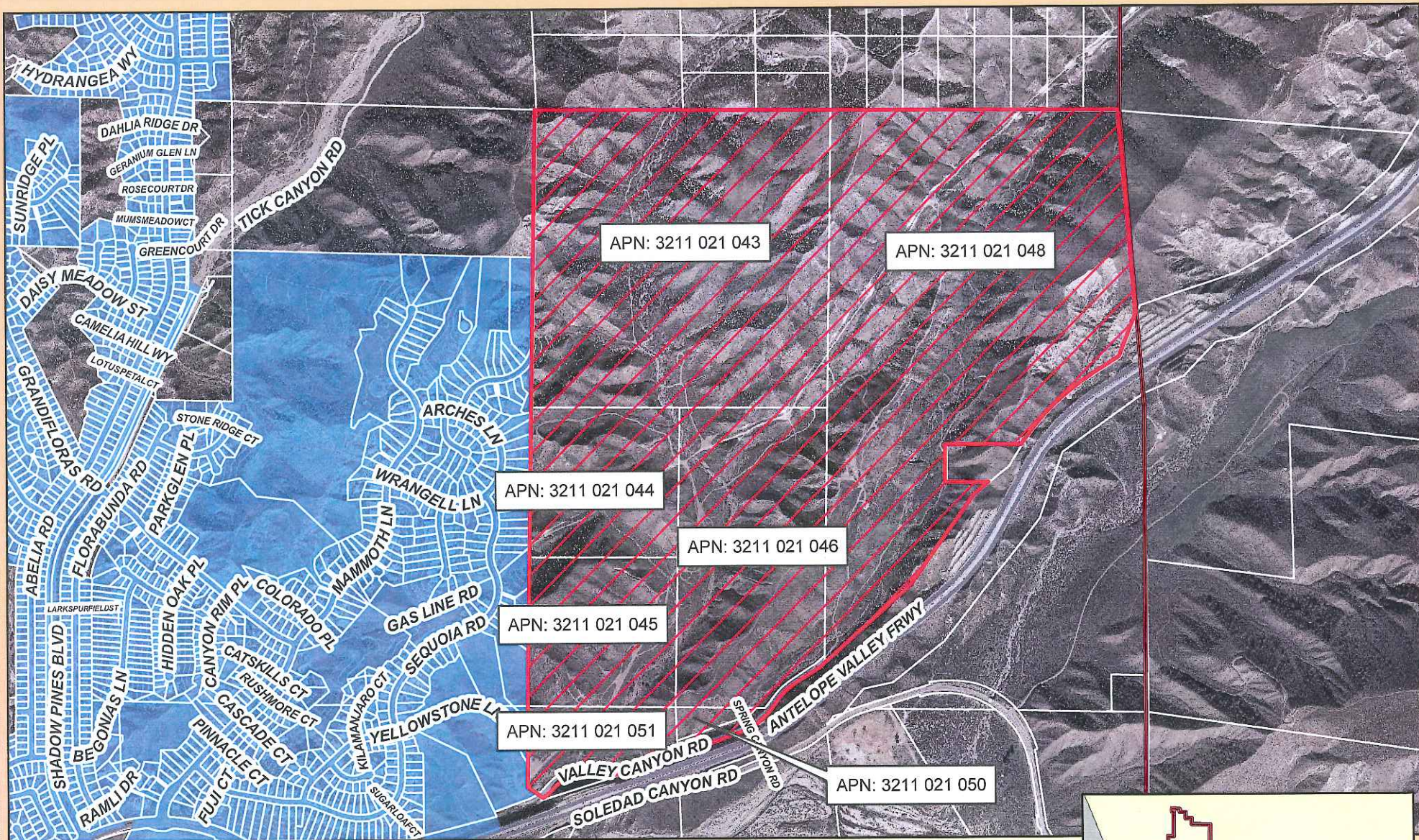
ABSTAIN:

ABSENT:





MOTION PASSES: 0/0/0

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

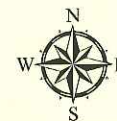
**Paul A. Novak, AICP
Executive Officer**



Legend

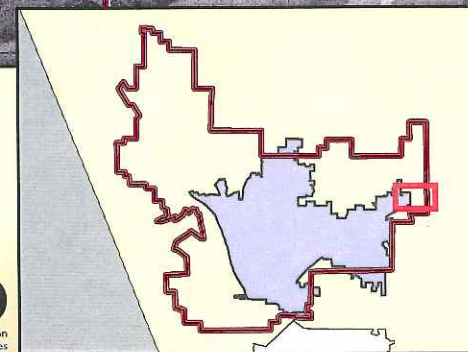
-  CSD Annexation SCV-1074
-  City of Santa Clarita
-  Santa Clarita Valley Sanitation District of Los Angeles County
-  Sphere of Influence, CSD SCV

Annexation No. 1074 to the Santa Clarita Valley Sanitation District of Los Angeles County



LAFCO
Local Agency Formation Commission
for the County of Los Angeles

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Feet



Staff Report

February 10, 2016

Agenda Item No. 7.a.

Annexation No. 2012-13 to Los Angeles County Waterworks District No. 37, Acton

PROPOSAL SUMMARY:

Size of Affected Territory:	154.68± acres
Inhabited/Uninhabited:	Inhabited
Applicant:	Los Angeles County Waterworks District No. 37, Acton (District)
Resolution or Petition:	October 8, 2013
Application Filed with LAFCO:	January 31, 2013
Location:	The affected territory is generally located in the vicinity of Aspen Street and Mary Road.
City/County:	Los Angeles County unincorporated territory (Acton).
Affected Territory:	The affected territory consists of a residential area with 72 single-family homes, three portions of APNs: 3057 004 046, 3057 030 045, and 3057 030 046, and two vacant parcels (Southern California Edison right-of-way). The topography is generally flat with sloped terrain to the north.
Surrounding Territory:	Surrounding land use is residential and vacant land.
Landowner(s):	There are multiple owners of record.
Registered Voters:	149 registered voters as of December 3, 2015
Purpose/Background:	Los Angeles County Waterworks District (District) to provide water service to 72 existing single-family homes.
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Within SOI:	Yes

Waiver of Notice/Hearing/Protest: No

CEQA Clearance: The proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a) because it consists of an annexation with existing structures developed to the density allowed by current zoning. A Categorical Exemption was adopted by Los Angeles County Waterworks District No. 37, Acton, as lead agency, on February 26, 2013.

Additional Information: None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 231 residents as of January 31, 2013. The population density is 1.49 persons per acre.

The estimated future population is 231 residents (no anticipated change).

The affected territory is 154.68+/- acres. The existing land use is residential and vacant land.

The assessed valuation is \$36,643,091 as of December 1, 2015. The per capita assessed valuation is \$158,628. On November 3, 2015, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a property tax transfer resolution.

The topography of the affected territory is generally flat with sloped terrain to the north.

There are no natural boundaries. There are various drainage channels located within the affected territory.

The affected territory is surrounded by residential and vacant land. The affected territory is likely to experience no growth in the next ten years. The adjacent areas are likely to experience modest growth in the next ten years.

b. Governmental Services and Controls:

The affected territory includes 72 existing single-family homes which require organized governmental services.

The present cost and adequacy of government services and controls in the area are acceptable. The probable effect of the proposed action is for Los Angeles County Waterworks District No. 37, Acton, to provide water service to 72 existing single-family homes at in-district rates. The alternative course of action is for residents to pay higher out-of-district rates and remain outside the District boundary.

c. Proposed Action and Alternative Actions:

The 72 existing single-family homes will not impact the surrounding areas. There is no effect of the proposed action on mutual social and economic interests. As a special district annexation, the proposal has no impact on the local governmental structure of the County.

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

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

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

e. Agricultural Lands:

There are no effects on agricultural lands, as defined. None of the land within the affected territory is currently used for the purpose of producing an agricultural commodity for commercial purposes. According to the California Department of Conservation, Division of Land Resource Protection, none of the land within the affected territory is subject to a Land Conservation Act (aka "Williamson Act") contract nor in a Farmland Security Zone (California Land Conservation Act 2012 Status Report).

f. Boundaries:

The boundaries of the affected territory have been clearly defined by the applicant, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

The boundaries conform to lines of assessment or ownership, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

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

g. Consistency with Regional Transportation Plan:

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

h. Consistency with Plans:

The proposal is consistent with the existing County General Plan designation of RL2 (Rural Land with a maximum density of one dwelling unit per two acres).

The proposal is consistent with the existing County Specific Plan designation of Antelope Valley Area Plan.

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

i. Sphere of Influence:

The affected territory is within the Sphere of Influence of the Los Angeles County Waterworks District No. 37, Acton.

j. Comments from Public Agencies:

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

k. Ability to Provide Services:

The affected territory is already being serviced by the Los Angeles County Waterworks District No. 37, Acton.

l. Timely Availability of Water Supplies:

There are no known issues regarding water supply or delivery.

m. Regional Housing:

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

n. Comments from Landowners, Voters, or Residents:

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

o. Land Use Designations

The proposal is consistent with the existing Antelope Valley Areawide General Plan designation of RL2.

The proposal is consistent with the existing County zoning designation of A-2-2 (Heavy Agricultural) and A-2-5 (Heavy Agricultural). Single-family homes are a permitted use in the A-2 Zone, pursuant to Section 22.24.120A of the Los Angeles County Zoning Ordinance.

p. Environmental Justice:

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

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The proposal is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319(a) because it consists of an annexation with existing structures developed to the density allowed by current zoning. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the Los Angeles County Waterworks District No. 37, Acton, which will be for the interest of landowners and/or present and/or future inhabitants within the District and within the annexation territory.

Recommended Action:

1. Open the public hearing and receive testimony on the annexation;
2. There being no further testimony, close the public hearing;
3. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving Annexation No. 2012-13 to the Los Angeles County Waterworks District No. 37, Acton; and
4. Pursuant to Government Code Section 57002, set April 13, 2016 at 9:00 a.m., as the date and time for Commission protest proceedings.

**RESOLUTION NO. 2016-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 2012-13 TO THE LOS ANGELES COUNTY WATERWORKS
DISTRICT NO. 37, ACTON"**

WHEREAS, the Los Angeles County Waterworks District No. 37, Acton (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 unincorporated territory of Acton; and

WHEREAS, the proposed annexation consists of approximately 154.68± acres of inhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2012-13 to the Los Angeles County Waterworks District No. 37, Acton"; 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 72 existing single-family homes; and

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

WHEREAS, the Executive Officer has given notice of the public hearing pursuant to Government Code Sections 56150-56160, 56427, 57025, and 57026, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on

January 8, 2015, 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 February 10, 2016, 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 April 13, 2016 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, acting in its role as a responsible agency with respect to Annexation No. 2012-13 to the Los Angeles County Waterworks District No. 37, Acton, 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. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.

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

"Annexation No. 2012-13 to the Los Angeles County Waterworks District No. 37, Acton".
4. Annexation No. 2012-13 to the District 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 April 13, 2016 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 10th day of February 2016.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:






MOTION PASSES: 0/0/0

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

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



Legend

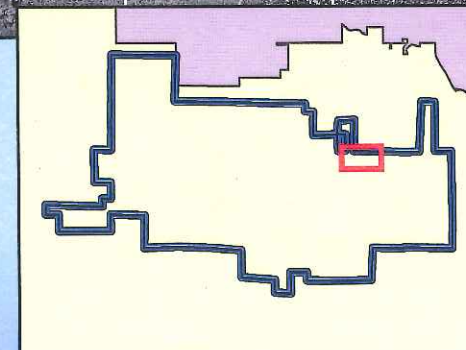
-  Annexation 2012-13
-  City of Palmdale
-  County Unincorporated
-  Los Angeles County Waterworks District 37, Acton
-  Sphere of Influence, CWWWD 37

Annexation 2012-13 Los Angeles County Waterworks District 37, Acton



LAFCO
Local Agency Formation Commission
for the County of Los Angeles

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Staff Report

February 10, 2016

Agenda Item No. 7.b.

Reorganization No. 2015-08 to the Greater Los Angeles County Vector Control District (Amendments to the Greater Los Angeles County Vector Control District and the Los Angeles County West Vector Control District Spheres of Influence (SOIs); Detachment from the Los Angeles County West Vector Control District, and Annexation to the Greater Los Angeles County Vector Control District) For a Portion of the City of Gardena

PROPOSAL SUMMARY:

Size of Affected Territory:	200.17± acres
Inhabited/Uninhabited:	Inhabited
Applicant:	Greater Los Angeles County Vector Control District (District)
Resolution or Petition:	March 12, 2015
Application Filed with LAFCO:	March 19, 2015
Location:	The affected territory is generally located east of Crenshaw Boulevard, north of 147 th Street, south and north of Rosecrans Avenue, and west of Hobart Boulevard.
City/County:	City of Gardena.
Affected Territory:	The affected territory consists of residential, commercial, industrial, and mixed-use areas. The affected territory includes numerous drainage channels. The topography consists of flat terrain.
Surrounding Territory:	The surrounding territory includes residential, commercial, and industrial uses.
Landowner(s):	There are multiple owners of record.
Registered Voters:	1,087 registered voters as of December 29, 2015
Purpose/Background:	The purpose of this reorganization is for the District to provide mosquito and vector control services to the affected

territory, as the District already provides those services to the rest of the City of Gardena (City). In order to provide consistent and continuous services to the residents and businesses within the City, both agencies agree that a reorganization is appropriate.

Related Jurisdictional Changes: Annexation to the Greater Los Angeles County Vector Control District, and detachment from the Los Angeles County West Vector Control District. Sphere of influence (SOI) amendments are required for the Greater Los Angeles County Vector Control District and the Los Angeles County West Vector Control District.

Within SOI: No

Waiver of Notice/Hearing/Protest: No

CEQA Clearance: The proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15320 for changes in the organization of local agencies. Section 15320 exempts changes in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised. The Categorical Exemption was adopted by the Greater Los Angeles County Vector Control District, as lead agency, on March 11, 2015.

Additional Information: None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 2,575 residents as of March 19, 2015. The population density is 13 persons per acre.

The estimated future population is 2,575 residents (no anticipate change).

The affected territory is 200.17+/- acres. The existing land use is residential, commercial, industrial, and mixed-use. There is no proposed/future land use change within the affected territory.

The assessed valuation is \$145,604,431 as of June 2014.

The per capita assessed valuation is \$56,545.

On January 5, 2016, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a property tax transfer resolution.

The topography of the affected territory consists of flat terrain.

There are no natural boundaries. There are several drainage channels located within the affected territory.

The affected territory is surrounded by residential, commercial, and industrial uses. The affected territory is likely to experience no growth in the next ten years. The adjacent areas are likely to experience no growth in the next ten years.

b. Governmental Services and Controls:

The affected territory includes residential, commercial, and industrial uses, all of which require organized governmental services.

The present cost and adequacy of government services and controls in the area are not acceptable, as they create confusion over which agency provides vector control service in the City of Gardena. The effect of the proposed action is that all vector control services would be provided by one agency (Greater Los Angeles County Vector Control District) throughout the entire City of Gardena. The only alternative course of action is to leave service as is, with a small portion of the city being served by the Los Angeles County West Vector Control District, and most of the city served by the Greater Los Angeles Vector Control District.

c. *Proposed Action and Alternative Actions:*

The proposed action will have no effect on adjacent areas. The proposed action will have no effect on mutual social and economic interests. The proposal has no impact on the governmental structure of the County.

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

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

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

e. *Agricultural Lands:*

There are no effects on agricultural lands, as defined. None of the land within the affected territory is currently used for the purpose of producing an agricultural commodity for commercial purposes. According to the California Department of Conservation, Division of Land Resource Protection, none of the land within the affected territory is subject to a Land Conservation Act (aka "Williamson Act") contract nor in a Farmland Security Zone (California Land Conservation Act 2012 Status Report).

f. *Boundaries:*

The boundaries of the affected territory have been clearly defined by the applicant, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

The boundaries conform to lines of assessment or ownership, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

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

g. *Consistency with Regional Transportation Plan:*

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

h. *Consistency with Plans:*

The proposal is consistent with the existing City of Gardena General Plan designations of Low Residential, Medium Residential, General Commercial, Industrial, and Mixed-Use.

The affected territory is not within the boundaries of any Specific Plan, but there are two areas within the affected that are designated by the City of Gardena as "Specific Plan Study Areas" (Rosecrans Avenue and Van Ness Avenue; Rosecrans Avenue and Western Avenue).

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

i. *Sphere of Influence:*

The affected territory is not within the Sphere of Influence of the Greater Los Angeles County Vector Control District, but a concurrent Sphere of Influence amendment is being processed with this application to add the affected territory to the District's SOI.

The affected territory is within the Sphere of Influence of the Los Angeles County West Vector Control District, but a concurrent Sphere of Influence amendment is being processed with this application to remove the affected territory from the district's SOI.

j. *Comments from Public Agencies:*

Staff did not receive any significant comments from public agencies or any resolutions raising objections from any affected agency. Staff understands that the City of Gardena is supportive of this proposal.

k. *Ability to Provide Services:*

Annexing the affected territory into the Greater Los Angeles County Vector Control District will not affect the District's ability to provide services, as the District already provides services to the rest of the City of Gardena.

l. *Timely Availability of Water Supplies:*

There are no known issues regarding water supply or delivery.

m. *Regional Housing:*

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

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

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

o. *Land Use Designations*

The proposal is consistent with the existing City of Gardena General Plan designations of Low Residential, Medium Residential, General Commercial, Industrial, and Mixed Use Overlay.

The proposal is consistent with the existing City of Gardena zoning designations of R-1 (Single-Family Residential), R-2 (Multi-Family Residential), C-3 (General Commercial), and M-2 (General Industrial), and MUO (Mixed Use Overlay).

p. *Environmental Justice:*

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

There are Disadvantaged Unincorporated Communities (DUCs) adjacent to and west of the affected territory. These DUCs are within the Sphere of Influence Boundary of the Los Angeles County West Vector Control District.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The proposal is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15320 for changes in the organization of local agencies. Section 15320 exempts changes in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.

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

1. Present and Planned Land Uses in the Area

The present land uses are residential, commercial, and industrial uses.

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

The affected territory is located within the City of Gardena.

The affected territory includes residential, commercial, and industrial uses, all of which requires organized governmental services.

3. Present Capacity of Public Facilities and Services:

Greater Los Angeles County Vector Control District has adequate capacity and infrastructure to meet current demands of the affected territory, as the District already provides mosquito and vector control services to the rest of the City of Gardena.

4. Social of Economic communities of interest

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

5. Disadvantaged Unincorporated Communities:

There are Disadvantaged Unincorporated Communities (DUCs) adjacent to and west of the affected territory. These DUCs are within the Sphere of Influence Boundary of the Los Angeles County West Vector Control District.

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

The Commission has on file written statement of the functions and classes of service of the Greater Los Angeles County Vector Control District and can establish the nature, location and

extent of its classes of service and that it provides mosquito and vector control services within its boundary.

CONCLUSION:

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

Recommended Action:

1. Open the public hearing and receive testimony on the reorganization and SOI amendments;
2. There being no further testimony, close the public hearing;
3. Adopt the Resolution Making Determinations Approving Reorganization No. 2015-08 to the Greater Los Angeles County Vector Control District (Amendments to the Greater Los Angeles County Vector Control District and the Los Angeles County West Vector Control District Spheres of Influence (SOIs); Detachment from the Los Angeles County West Vector Control District, and Annexation to the Greater Los Angeles County Vector Control District) For a Portion of the City of Gardena.
4. Pursuant to Government Code Section 57002, set April 13, 2016, at 9:00 a.m., as the date and time for Commission protest proceedings.

**RESOLUTION NO. 2016-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING "REORGANIZATION NO. 2015-08 TO THE GREATER
LOS ANGELES COUNTY VECTOR CONTROL DISTRICT (AMENDMENTS TO THE GREATER LOS
ANGELES COUNTY VECTOR CONTROL DISTRICT AND THE LOS ANGELES COUNTY WEST
VECTOR CONTROL DISTRICT SPHERES OF INFLUENCE (SOIs); DETACHMENT FROM THE LOS
ANGELES COUNTY WEST VECTOR CONTROL DISTRICT; AND ANNEXATION TO THE
GREATER LOS ANGELES COUNTY VECTOR CONTROL DISTRICT)
FOR A PORTION OF THE CITY OF GARDENA"**

WHEREAS, the Greater Los Angeles County Vector Control District (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 reorganization of territory herein described to the District, and detachment of said territory from the Los Angeles County West Vector Control District, all within a portion of the City of Gardena; and

WHEREAS, the proposed reorganization consists of approximately 200.17± acres of inhabited territory and is assigned the following distinctive short-form designation: "Reorganization No. 2015-08 to the Greater Los Angeles County Vector Control District"; 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 is for the District to provide mosquito and vector control services to the affected territory, as the District already provides those services to the rest of the City of Gardena (City). In order to provide consistent and continuous services to the residents and businesses within the City, both agencies agree

that a reorganization is appropriate; 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 January 11, 2016, 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 February 10, 2016, 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 April 13, 2016 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, acting in its role as a responsible agency with respect to Reorganization No. 2015-08 to the Greater Los Angeles County Vector Control District, finds that this reorganization is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15320 for changes in organization of local agencies. Section 15320 exempts changes in organization or reorganization of local government agencies where the changes do not change the geographical area in which previously existing powers are exercised. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.
2. The Commission hereby amends the Spheres of Influence of the Greater Los Angeles County Vector Control District and the Los Angeles County West Vector Control District so as to exclude the subject territory described in Exhibit "A" and "B" from the Los Angeles County West Vector Control District, and include the subject territory described in Exhibit "A" and "B" within the Greater Los Angeles County Vector Control 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 uses are residential, commercial, industrial uses.
 - b. Present and Probable Need for Public Facilities and Services in the Area

The affected territory is located within the City of Gardena.

The affected territory includes residential, commercial, and industrial uses, all of which requires organized governmental services.

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

Greater Los Angeles County Vector Control District has adequate capacity and infrastructure to meet current demands of the affected territory, as the District already provides mosquito and vector control services to the rest of the City of Gardena.

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 Disadvantaged Unincorporated Communities (DUCs) adjacent to and west of the affected territory. These DUCs are within the Sphere of Influence Boundary of the Los Angeles County West Vector Control District.

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

"Reorganization No. 2015-08 to the Greater Los Angeles County Vector Control District".
5. Reorganization No. 2015-08 to the Greater Los Angeles County Vector Control District 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. 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.
6. Pursuant to Government Code Section 57002, the Commission hereby sets the protest hearing for April 13, 2016 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 10th day of February 2016.

MOTION:

SECOND:

AYES:

NOES:

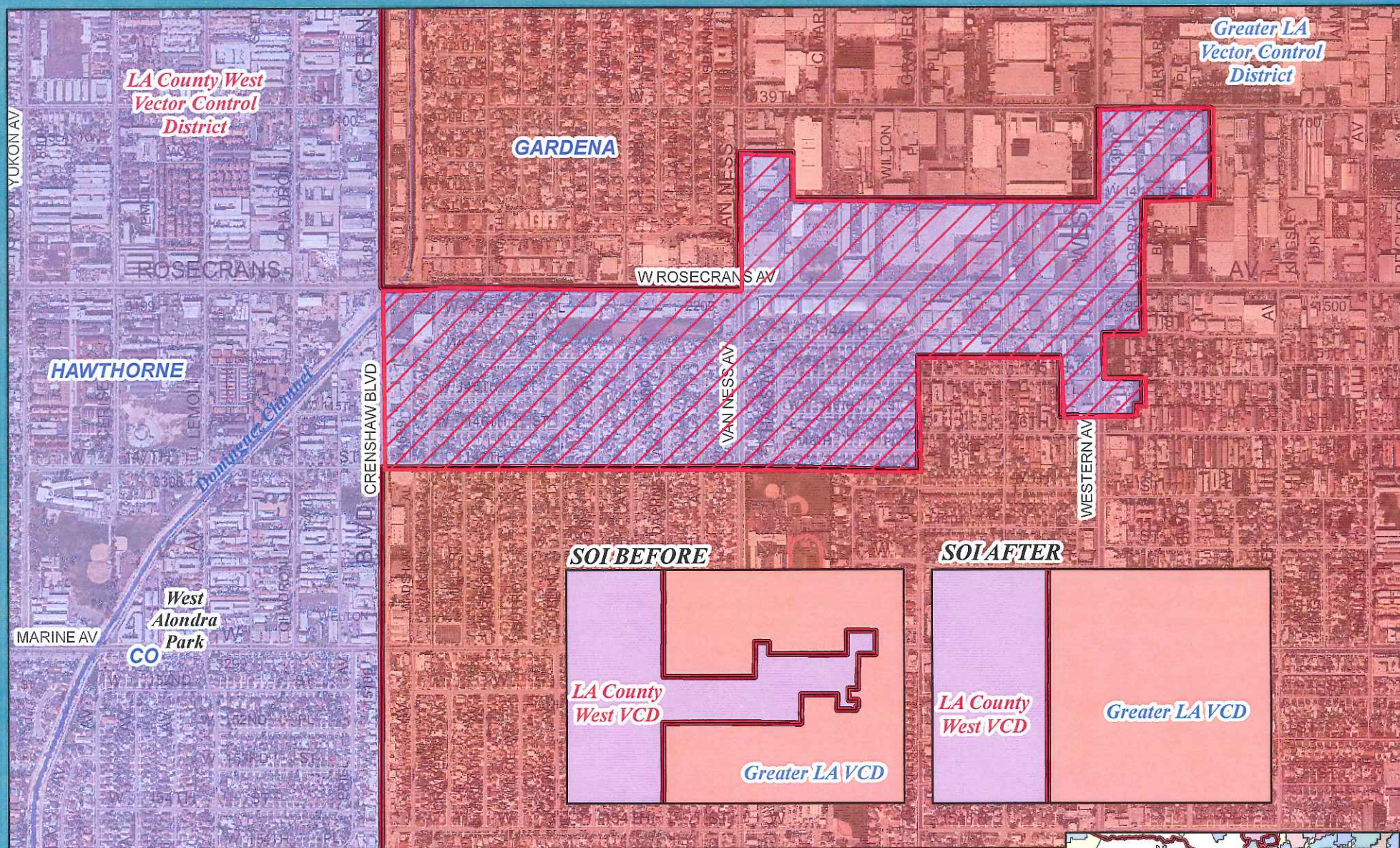
ABSTAIN:

ABSENT:






MOTION PASSES: 0/0/0

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

Paul A. Novak, AICP, Executive Officer

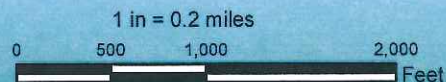


Legend

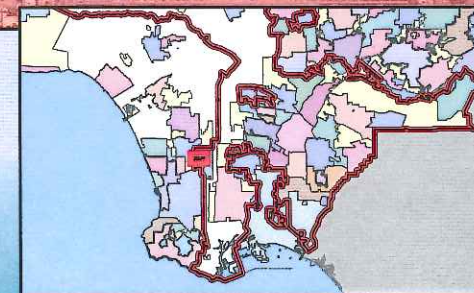
-  Reorganization 2015-08
-  City of Gardena
-  Greater LA County VCD
-  LA County West VCD
-  Sphere of Influence (SOI) Boundary between Greater LA Vector Control District and LA County West VCD

Reorganization 2015-08 to the Greater Los Angeles County Vector Control District

(Amendments to the Greater Los Angeles County Vector Control District and the Los Angeles County West Vector Control District Spheres of Influence (SOIs); Detachment from the Los Angeles County West Vector Control District, and Annexation to the Greater Los Angeles County Vector Control District) For a Portion of the City of Gardena



February 10, 2016



C:\GIS\MXDs\Gardena_GLAVCD_Reorg

Staff Report

February 10, 2016

Agenda Item No. 7.c.

Annexation No. 1073 to Santa Clarita Valley Sanitation District of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	245.042± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution or Petition:	May 20, 2015
Application Filed with LAFCO:	June 16, 2015
Location:	The affected territory is located at the terminus of Golden Valley Road, northeast of Newhall Ranch Road, north of Soledad Canyon Road, and south of Bouquet Canyon Road.
City/County:	City of Santa Clarita
Affected Territory:	The affected territory consists of 96 proposed single-family homes, 413 proposed condominiums, one proposed community recreation facility, and one proposed junior high school. The topography is gentle to moderately steep slopes and a dry river bed.
Surrounding Territory:	Surrounding territory is residential, industrial, and vacant.
Landowner(s):	Ermine Street LLC, Synergy-Brookfield LLC
Registered Voters:	0 registered voters as of June 9, 2015.
Purpose/Background:	For the District to provide off-site sewage disposal service.
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Within SOI:	Yes

Waiver of Notice/Hearing/Protest: No

CEQA Clearance: The California Environmental Quality Act (CEQA) clearance is an Environmental Impact Report certified by the City of Santa Clarita, as lead agency, on April 25, 2006.

Additional Information: None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 0 residents as of June 9, 2015.

The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 1,525 residents.

The affected territory is 245.042+/- acres. The proposed/future land use consists of 96 proposed single-family homes, 413 proposed condominiums, one proposed community recreation facility, and one proposed junior high school.

The assessed valuation is \$7,096,441 as of June 9, 2015.

The per capita assessed valuation issue does not apply because the affected territory is unpopulated.

On December 8th 2015, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a property tax transfer resolution.

The topography of the affected territory is gentle to moderately steep slopes and a dry river bed.

The Santa Clara River is located 2,000 feet south of the affected territory. There are no drainage basins on or near the affected territory.

The affected territory is surrounded by residential and open space.

The affected territory is likely to experience significant growth in the next ten years. The adjacent areas are likely to experience no growth in the next ten years.

b. Governmental Services and Controls:

The affected territory will be developed to include 96 proposed single-family homes, 413 proposed condominiums, one proposed community recreation facility, and one proposed junior high school which require organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of governmental services and controls in the area are acceptable. With respect to sanitary sewage disposal, other than service provided by the District, the only alternative is private septic systems. The cost of sewage disposal by the District versus the cost by septic system is subject to multiple factors and varies widely. Service by the District is considered to be more reliable than septic systems. Service by the

District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

c. *Proposed Action and Alternative Actions:*

The proposed action will have no effect on mutual social and economic interests. The proposal has no impact on the local governmental structure of the County.

The only alternate action for sewage disposal is a private septic system. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

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

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

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

e. *Agricultural Lands:*

There are no effects on agricultural lands, as defined. None of the land within the affected territory is currently used for the purpose of producing an agricultural commodity for commercial purposes. According to the California Department of Conservation, Division of Land Resource Protection, none of the land within the affected territory is subject to a Land Conservation Act (aka "Williamson Act") contract nor in a Farmland Security Zone (California Land Conservation Act 2012 Status Report).

f. *Boundaries:*

The boundaries of the affected territory have been clearly defined by the applicant, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

The boundaries conform to lines of assessment or ownership, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

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

g. *Consistency with Regional Transportation Plan:*

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

h. Consistency with Plans:

The proposal is consistent with the existing City's General Plan designation of Residential Suburban and Residential Medium.

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

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

i. Sphere of Influence:

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

j. Comments from Public Agencies:

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

k. Ability to Provide Services:

Although the affected territory is not currently serviced by the District, the area was included in the future service area that might be served by the District. The District's future wastewater management needs were addressed in the 2015 Santa Clarita Joint Sewerage System Facilities Plan and EIR.

l. Timely Availability of Water Supplies:

There are no known issues regarding water supply or delivery.

m. Regional Housing:

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

n. Comments from Landowners, Voters, or Residents:

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

o. Land Use Designations

The proposal is consistent with the existing City's General Plan designation of Residential Suburban and Residential Medium.

The proposal is consistent with the existing City's zoning designation of Residential Very Low Density (RVL).

p. Environmental Justice:

All of the owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not

interested in securing such service or did not respond. The proposal promotes environmental justice, in that there is fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The CEQA clearance is an Environmental Impact Report certified by the City of Santa Clarita, as lead agency, on April 25, 2006. The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines Section 15096.

CONCLUSION:

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

Recommended Action:

1. Open the public hearing and receive testimony on the annexation;
2. There being no further testimony, close the public hearing;
3. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving Annexation No. 1073 to Santa Clarita Valley Sanitation District of Los Angeles County.
4. Pursuant to Government Code Section 57002, set April 13, 2016 at 9:00 a.m., as the date and time for Commission protest proceedings.

**RESOLUTION NO. 2016-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 1073 TO SANTA CLARITA VALLEY SANITATION DISTRICT
OF LOS ANGELES COUNTY"**

WHEREAS, the Santa Clarita Valley Sanitation District (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 245.042± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1073 to 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 96 proposed single-family homes, 413 proposed condominiums, one proposed community recreation facility, and one proposed junior high school; 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 January 15, 2016, 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 February 10, 2016, 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 April 13, 2016 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. Acting in its role as a responsible agency with respect to Annexation No. 1073 to Santa Clarita Valley Sanitation District of Los Angeles County, pursuant to California Environmental Quality Act (CEQA) Guideline Section 15096, the Commission considered the Final Environmental Impact Report prepared and certified by the City of Santa Clarita, as lead agency, on April 25, 2006 for the project; certifies that the Commission has independently reviewed and considered and reached its own conclusions regarding the environmental effects of the project as shown in the Final

Environmental Impact Report; adopts the mitigation monitoring program, finding that the mitigation monitoring program is adequately designed to ensure compliance with the mitigation measures during project implementation as applicable to the responsible agency; finds that there are no further feasible alternatives or feasible mitigation measures within the Commission's power that would substantially lessen or avoid any significant effect the project would have on the environment; and determines that the significant adverse effects of the project have either been reduced to an acceptable level or are outweighed by the specific considerations of the project, as outlined in the environmental findings and Statement of Overriding Considerations, which findings and statement are adopted and incorporated as applicable herein by reference.

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 245.042± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1073 to Santa Clarita Valley Sanitation District of Los Angeles County".
4. Annexation No. 1073 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.

5. Pursuant to Government Code Section 57002, the Commission hereby sets the protest hearing for April 13, 2016 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 10th day of February 2016.

MOTION:

SECOND:

AYES:

NOES:

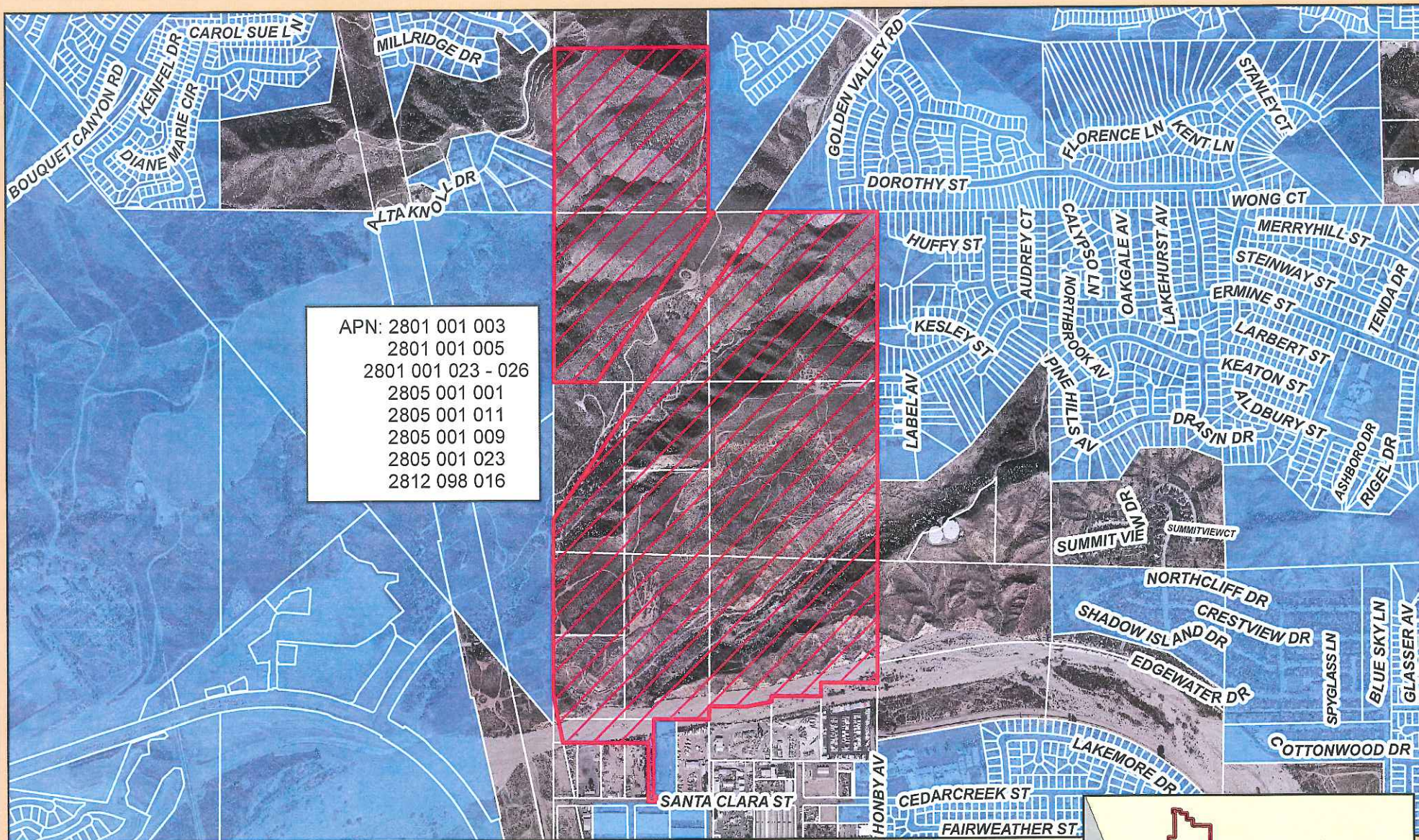
ABSTAIN:

ABSENT:





MOTION PASSES: 0/0/0

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

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

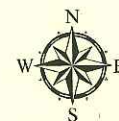


Legend

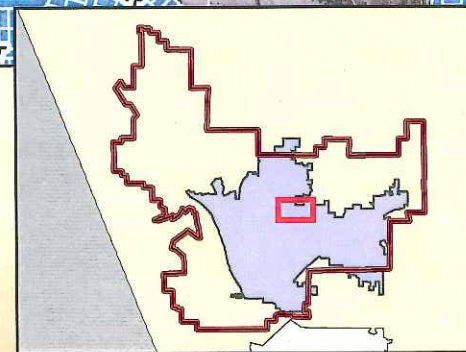
-  CSD Annexation SCV-1073
-  City of Santa Clarita
-  Santa Clarita Valley Sanitation District of Los Angeles County
-  Sphere of Influence, CSD SCV

Annexation No. 1073 to the Santa Clarita Valley Sanitation District of Los Angeles County

1,300 650 0 1,300
 Feet



LAFCO
 Local Agency Formation Commission
 for the County of Los Angeles



Staff Report

February 10, 2016

Agenda Item No. 9.a.

Legislative Update

This report updates the Commission on anticipated legislative activities to be pursued by CALAFCO during the 2016 legislative session in Sacramento. Legislation of interest to LAFCO includes:

- **Annual CALAFCO Omnibus Bill** – CALAFCO has submitted draft language for the Omnibus Bill to the Assembly Local Government Committee. This year's bill includes seven proposed revisions to the Cortese-Knox-Hertzberg Local Government Reorganization Act. Staff will re-agendize to request Commission support upon introduction of the bill.
- **Notification of Joint Powers Authority (JPA) Formation** – This proposal requires that LAFCOs be notified when a JPA is formed, or when the powers for an existing JPA are amended. Senator Mike McGuire of Marin has agreed to introduce the bill. Based upon input from the Rural County Representatives of California (RCRC) and the California Association of Joint Powers Authorities (CAJPA), CALAFCO is preparing to amend the proposed language to exempt JPAs which do not provide municipal services (i.e., risk pool and debt financing JPAs). Staff anticipates that the draft language will be available by the next Commission meeting. At a future Commission meeting, staff will agendize a request that the Commission consider taking a position in support of the bill.
- **SB 88 "Clean-up" Legislation** – CALAFCO staff is working with representatives of Governor Brown (from the Office of Planning & Research and the State Water Resources Control Board), Senator Fran Pavley, and Senator Bob Wieckowski, relative to proposed legislation to amend the water consolidation legislation (passed as a budget trailer bill, SB 88 and AB 115, in the 2015 legislative session). It is believed that the bill will focus on stopping the proliferation of unsustainable water systems in unincorporated county territory. Staff anticipates that the substantive language in the bill will be available by the next Commission meeting.

Recommended Action:

1. Receive and File.

Staff Report

February 10, 2016

Agenda Item No. 9.b.

Rescission of Previously Adopted Rules and Regulations Affecting Functions and Services of Special Districts

In response to changes in state law enabling special district representation on LAFCO, in 1994 the Commission adopted a set of procedures identified as "Rules and Regulations Affecting Functions and Services of Special Districts" ("Rules"), a copy of which is attached. To update the Commission's policies and avoid potential confusion, staff recommends rescission of the policy as superseded by state law updates since 1994. No replacement policy is needed at this time.

The provisions in the "Rules" are no longer applicable in several respects:

- The Rules refer to various Government Code sections which have been removed, modified, or replaced. For example, reference is made in Section 2.1 (definitions) to the Cortese-Knox Local Government Reorganization Act of 1985, as opposed to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. Section 1.1 addresses authorization contained in Government Code Section 56451, which is no longer found in the Act.
- The Rules largely reference the processes in which special district representatives were added to the Commission, which are no longer relevant in 2016. The entirety of Section 4 and Section 5 references processes which concluded in early 1995.
- The Rules include provisions which will hamper the application submittal and processing of future proposals to LAFCO. Requirements in Section 6.3.1 to address the "general plan" and "topography" would be burdensome for applicants when particularly large geographic areas, including entire cities and/or expansive County unincorporated areas, are involved. This information, additionally, is not needed by the Commission nor staff in order to evaluate a proposal.
- The Rules contain provisions which are duplicative of, or contrary to, provisions of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. Section 7.1.2, for example, requires that notice be mailed to the applicant at least fifteen days prior to a Commission hearing; this provision is contrary to current requirements in Government Code Section 56824.14(b) that notice be provided at least twenty-one days prior to a Commission hearing.

Given these issues—and in the interest of providing clarity to applicants, staff, and the public—staff and counsel recommend that the Commission rescind the Rules.

Recommended Action:

1. Rescind the “Rules and Regulations Affecting Functions and Services of Special Districts.”

**LOS ANGELES COUNTY
LOCAL AGENCY FORMATION COMMISSION**

**RULES AND REGULATIONS
AFFECTING FUNCTIONS AND SERVICES OF SPECIAL DISTRICTS**

Section 1: Authorization and Application

- 1.1 These rules and regulations governing the functions, services and latent powers of independent special districts are authorized pursuant to Government Code Section 56451 and have been adopted concurrently with the Commission's order to provide representation on the Commission by independent special districts as provided by Government Code Section 56332.
- 1.2 These rules and regulations shall apply to and affect all special districts located within Los Angeles County or, to the extent a District has territory in more than one county, where Los Angeles County is the principal county of the District, as provided in the district's enabling act or, if no such provision, where all or the greater portion of the entire assessed value, as shown on the last equalized assessment roll of the counties, of the taxable property is in Los Angeles County.

Section 2: Definitions

- 2.1 "Act" means the Cortese-Knox Local Government Reorganization Act of 1985, as amended from time to time.
- 2.2 "Commission" means the Local Agency Formation Commission of Los Angeles County.
- 2.3 "District" or "Special District" means an agency of the state, formed pursuant to general law or special act, for the local performance of governmental or proprietary functions within limited boundaries, subject to such limitations and exclusions as provided in Government Code Section 56036, and includes a county service area.
- 2.4 "Executive Officer" means the executive officer of the Commission.
- 2.5 "Function" means any power granted by law to a local agency or county to provide designated governmental or proprietary services for the use, benefit or protection of persons or property.
- 2.6 "Independent Special District" means any special district, as provided in Section 56036, having a legislative body all of whose members are elected by registered voters within the district, or whose members are appointed to fixed terms, and excludes any special district having a legislative body consisting, in whole or in part, of ex officio members who are officers of a county or another local agency or who are appointees of those officers other than those who are appointed to fixed terms.
- 2.7 "Service" means a class established as part of a function pursuant to these rules and regulations.

Section 3: Classification of Functions and Services

The following functions¹ and services are hereby established:

<u>Function</u>	<u>Services</u>
Ambulance	
Animal Control	
Cable TV	
Cemetery	
Drainage and Reclamation	
Fire	Fire prevention and Structural/watershed fire suppression, emergency medical, ambulance, rescue, hazardous materials and waste management, hazardous materials release responses.
Flood Control	
Gas	Distribution
Hospital	
Library	
Natural Resource Management	Soil conservation and management, water conservation and management, woodlands and wildlife conservation and management, conservation education
Parks and Recreation	Park development, maintenance and operation; recreation
Pest Control	
Planning	
Police	
Power	Generation and distribution
Public Transportation	Roads and airports, bus or other transit system operation
Rescue/Disaster	
Roads, Streets & Highways	Construction, improvement and maintenance
Rodent Control	
Sewer	Collection, transportation, treatment, reclamation and disposal/distribution, solids management
Solid Waste	
Storm Control	
Street Lighting	
Telephone and Communications	
Vector Control	
Water	Wholesale and retail production, transmission, storage, distribution, agricultural, irrigation, domestic, treatment (including removal of pollutants), fire protection supply, conservation, spreading and replenishment, transfer and exchange of both potable and reclaimed water
Weed Abatement	

¹ The terms used to describe functions and services in a Report are intended to be general and not limiting or exclusive, and shall include related or ancillary functions, services or activities. For example, water functions and services include activities to educate the public about conservation.

Section 4: Report of Special District Functions and Services

- 4.1 Upon approval of these rules and regulations and at the request of the Executive Officer, each special district shall provide a report to the Commission cataloguing its functions and services. The report shall be provided within sixty (60) days of the request therefor, and shall contain the following information and materials:
 - 4.1.1 A listing of the functions and services, in accordance with the classifications contained in these rules and regulations, being currently provided by the special district.
 - 4.1.2 Reference to the enabling act or other authority for the provision of such functions and services.
 - 4.1.3 A map showing the boundaries of the district in which such functions and services are being provided.
- 4.2 For purposes of these rules and regulations, a special district shall be deemed to be currently providing a function or service where:
 - 4.2.1 The district is actually exercising its powers to provide such functions or services for the benefit of lands or inhabitants within the district boundaries or users of district lands.
 - 4.2.2 Bonds or other evidence of indebtedness have previously been authorized or sold for the purpose of providing such functions or services.
 - 4.2.3 Substantial sums, including the cost of planning and study, have been expended or contractual or other financial obligation incurred in conjunction with the provision of such functions or services.
- 4.3 Should any special district omit a function or service from its report to the Commission, the district shall have the right to amend its report at any time so long as such omitted function or service was being provided or was deemed to have been provided at the time the report was first submitted to the Commission.

Section 5: Determination of Existing Functions and Services

Following receipt of the reports provided for in Section 4 above, the Commission shall make the following determinations as to each special district, which determinations shall establish the nature, location and extent of all functions and services, as classified in these rules and regulations, provided by such district:

- 5.1 Whether to approve the report, including any amendments by the district, as filed by the district.

- 5.2 Whether the Commission desires any change in the report, in which case the report shall be returned to the district with a request for modification from the Commission, which request shall set a reasonable date for the district to resubmit the report.
- 5.3 Whether to disapprove, wholly or partially, a report submitted by a special district, in which case the Commission may elect to make its own study and report on the functions and services being provided by a district rather than refer the report back to a district for modification as provided in Section 5.2 above.
 - 5.3.1 In the event the Commission disapproves a report and elects to conduct its own study of the functions and services being provided by the district, prior to making a final determination with respect to the nature, location and extent of the functions and services being provided by the district, the Commission shall conduct a public hearing on its findings and proposed determinations.
 - 5.3.2 Such hearing shall commence not later than ninety (90) days after the initial disapproval of the report submitted by the district, and shall be completed within 120 days after such initial disapproval of the report. In the event the Commission affirms its disapproval of a report, following hearing, the Commission shall, within ten days of such disapproval, set forth specific reasons for such disapproval.
- 5.4 In the event a district fails to submit a report as requested by the Executive Officer, the Commission may conduct its own study as provided above. The affected district shall be entitled, upon request, to a hearing regarding the findings and determinations of the Commission as provided above.
- 5.5 Approval by the Commission of the provision of a function or service by a district shall not be deemed to provide legal authority therefor.

Section 6: Application for Provision of Additional Functions and Services

- 6.1 Once the Commission has established the nature of any function or service being provided by a special district, that district shall not provide any new or different function or service, except as authorized by these rules and regulations.
 - 6.1.1 This rule shall not apply to the extension or enlargement, within the boundaries of an existing district, of a function or service which the Commission, in accordance with these rules and regulations, has determined that the district is currently providing.
 - 6.1.2 This rule shall not apply to agreements solely involving two or more public agencies or to mutual aid compacts or functions.

- 6.1.3 A special district that is authorized by law to provide for generation or distribution of electric power is not required to obtain authorization from the Commission to provide that function.
- 6.2 Any special district proposing to provide any new or different function or service in addition to those identified by the Commission in accordance with Section 5 above shall file with the Executive Officer a resolution of the governing body of the district making application for the provision of such additional or different functions or services.
- 6.3 The resolution of application of a special district for the provision of additional or different functions or services shall be in such form as the Commission may prescribe and shall include or be accompanied by:
 - 6.3.1 A statement of the nature of the proposal and the reasons therefor, including the general plan, growth rate, topography and economic feasibility.
 - 6.3.2 A map showing the boundaries of the subject area in which the additional or different functions or services are sought to be provided.
 - 6.3.3 A legal description of the subject area in which the additional or different functions or services are sought to be provided.
 - 6.3.4 Such additional information as may be required by the Executive Officer pertaining to any of the matters or factors which may be considered by the Commission.
 - 6.3.5 The names and addresses of no more than three officers or persons who are to be given mailed notice of hearing.
 - 6.3.6 Any processing fee as may be established by the Commission.

Section 7: Hearing on Application to Provide New or Different Function or Service

- 7.1 Within ninety (90) days of the filing of a special district's resolution of application for the provision of additional or different functions or services, the Executive Officer shall set the matter for hearing before the Commission.
 - 7.1.1 The Executive Officer shall cause notice of hearing to be published in a newspaper of general circulation within the area affected by the application for provision of additional or different functions or services at least twice, as specified in Government Code §6066.
 - 7.1.2 The Executive Officer shall cause notice of hearing to be mailed, at least fifteen (15) days prior to the date of the hearing, to (i) the district making application to provide additional or different functions or services, (ii) each city or special

district which provides functions or services similar to those of the applicant, within three (3) miles of the applicant district, (iii) each person designated in the application to receive notice, and (iv) any person or entity that has filed a written request for special notice with the Commission.

- 7.2 The hearing may be continued as the Commission may from time to time determine necessary, provided, however, that the period of such continuance(s) shall not exceed seventy (70) days from the original date of the hearing.
- 7.3 The Commission shall make its determination approving or disapproving the district's application to provide additional or different functions or services within thirty-five (35) days of the hearing.
- 7.4 Upon disapproval of an application to provide additional or different functions or services, the Commission shall set forth specific reasons for such disapproval, addressing public service costs, alternative means of providing the function or service in question, public access and accountability and such other reasons as the Commission deems applicable.
- 7.5 In the event the Commission disapproves an application to provide additional or different functions or services, the district making such application shall be precluded from bringing application to provide the same additional or different functions or services within one year after the Commission's action disapproving the application. Provided, however, that the Commission may waive the one year waiting period upon request by the district.

Section 8: Periodic Review of Functions and Services

- 8.1 The Commission may periodically review the functions and services being provided by special districts. In conducting such review, the Commission may require updated reports from each special district cataloguing the functions and services established by the Commission as being provided by the district.
- 8.2 Upon determination by the Commission that a special district has abandoned providing a function or service established by the Commission for a special district, the Commission may, after notice and public hearing in the same manner as provided in Section 7 above, remove such function or service from its catalogue of functions and services established for that district.