



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, September 14, 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 August 10, 2016.
- b. Operating Account Check Register for the month of August 2016.
- c. Receive and file update on pending proposals.
- d. Annexation No. 1077 to Santa Clarita Valley Sanitation District of Los Angeles County, and California Environment Quality Act (CEQA) exemption.
- e. Annexation No. 747 to the Los Angeles County Sanitation District No. 21, and California Environment Quality Act (CEQA) exemption.
- f. Annexation No. 2014-13 to the Los Angeles County Waterworks District No. 40 – Antelope Valley (Lebata Inc.), and Environmental Impact Report.

7. PUBLIC HEARING(S)

None.

8. PROTEST HEARING(S)

None.

9. OTHER ITEMS

- a. Santa County Water District – Commission Update
- b. Hidden Creeks Estates – Status Report
- c. Annual Election of Commission Officers
- d. Legislative Update

10. COMMISSIONERS' REPORT

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

11. EXECUTIVE OFFICER'S REPORT

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

12. **PUBLIC COMMENT**

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

13. **FUTURE MEETINGS**

October 12, 2016

November 9, 2016 (room 374A, 8:30am)

December 14, 2016

January 11, 2017

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

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Donald L. Dear
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REGULAR MEETING

MINUTES OF THE LOCAL AGENCY FORMATION COMMISSION

FOR THE COUNTY OF LOS ANGELES

August 10, 2016

Present:

Jerry Gladbach, Chair

Donald L. Dear
Richard H. Close
Margaret Finlay
Don Knabe
Gerard McCallum

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

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

Absent:

Sheila Kuehl
David Spence

Michael D. Antonovich, Alternate
Paul Krekorian, Alternate
Greig Smith, Alternate

1 CALL MEETING TO ORDER

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

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Jerry Gladbach.

3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

The Executive Officer (E.O.) read an announcement, asking that persons who made a campaign contribution of more than \$250 to any member of the Commission during the past twelve (12) months to rise and state for the record the Commissioner to whom such campaign contributions were made and the item of their involvement (None).

4 SWEARING-IN OF SPEAKER(S)

The Executive Officer swore in four (4) members of the audience who planned to testify.

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

None.

[Commissioner McCallum arrived at 9:02 a.m.]

6 CONSENT ITEM(S) – OTHER

The Commission took the following actions under Consent Items:

- a. Approved Minutes of July 13, 2016.
- b. Approved Operating Account Check Register for the month of July 2016.
- c. Received and filed update on pending proposals.

MOTION:	KNABE
SECOND:	FINLAY
AYES:	CLOSE, DEAR, FINLAY, KNABE, McCALLUM, MITCHELL (ALT. FOR SPENCE), GLADBACH
NOES:	NONE
ABSTAIN:	NONE

ABSENT: KREKORIAN, KUEHL
MOTION PASSES: 7/0/0

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- a. Annexation No. 2016-07 to the City of Santa Clarita (West Creek).

The E.O. summarized the staff report on Annexation No. 2016-07 to the City of Santa Clarita (West Creek).

The E.O. stated that after the posting of the Agenda, the City of Santa Clarita sent an email requesting that the effective date of this annexation be November 15, 2016. The E.O. stated he had no objections to the request. The E.O. noted that he provided the Commission a copy of the email from the City of Santa Clarita requesting the change of the effective date, and a strikethrough revision of the resolution.

The public hearing was opened to receive testimony.

Jason Crawford, Planning and Economic Development Manager for the City of Santa Clarita, requested that the protest hearing for this annexation be changed from September 14th to October 12th to allow time for the County to process a proposed development project currently located within the annexation territory.

Vasanthi Okuma, with Fountainhead Development, stated that the County is currently in the process of approving a commercial development at the southwest corner of Cooper Hill Drive and Rio Norte Drive (said project that Mr. Crawford mentioned earlier). Ms. Okuma also requested that the protest hearing be changed from September 14th to October 12th to allow time for the County to approve the final project.

The E.O. stated that staff had no objection to change the protest hearing to October 12th.

There being no testimony, the public hearing was closed.

The E.O. clarified that that this annexation will now have a protest hearing of October 12, 2016 with an effective date of November 15, 2016.

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The Commission took the following action:

- Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving Annexation No. 2016-07 to the City of Santa Clarita (West Creek); Resolution No. 2016-38RMD.
- Pursuant to Government Code Section 57002, set October 12, 2016, at 9:00 a.m., as the date and time for Commission protest proceedings.

MOTION: FINLAY
SECOND: McCALLUM
AYES: CLOSE, DEAR, FINLAY, KNABE, McCALLUM, MITCHELL
(ALT. FOR SPENCE), GLADBACH
NOES: NONE
ABSTAIN: NONE
ABSENT: KREKORIAN, KUEHL
MOTION PASSES: 7/0/0

8 PROTEST HEARING(S)

None.

9 OTHER ITEMS

The following item was called up for consideration:

- a. Appointment of Voting Representative – CALAFCO Annual Conference.

The E.O. summarized the staff report of Appointment of Voting Representative – CALAFCO Annual Conference.

The Commission took the following action:

- Designated First Vice-Chair Don Dear and Second Vice-Chair Gerard McCallum as the voting Member and Alternate, respectively, for the CALAFCO 2016 Annual Conference in Santa Barbara.

MOTION: FINLAY
SECOND: CLOSE
AYES: CLOSE, DEAR, FINLAY, KNABE, MITCHELL (ALT. FOR
SPENCE, McCALLUM, GLADBACH
NOES: NONE

ABSTAIN: NONE
ABSENT: KREKORIAN, KUEHL
MOTION PASSES: 7/0/0

9 OTHER ITEMS

The following item was called up for consideration:

b. Contract with Davis Farr Certified Public Accountants.

The E.O. summarized the staff report on Award of Contract for Financial Audit Services Fiscal Years 2015-2016, 2016-2017, 2017-2018, and 2018-2019.

The E.O. stated there was an error on the second recommendation of the staff report. It should read as "Davis Farr, LLC", not "Vasquez & Company, LLP."

The Commission took the following action:

- Awarded contract for auditing services to Davis Farr, LLP, at a total cost of \$29,400, to perform an audit of the Commission's financial statements for fiscal years ending June 30, 2016; 2017; 2018; and 2019.
- Authorized the Executive Officer to finalize negotiations with Davis Farr, LLO, and execute the contract, subject to approval as to form by County Counsel.

MOTION: KNABE
SECOND: DEAR
AYES: CLOSE, DEAR, FINLAY, KNABE, MITCHELL (ALT. FOR SPENCE), McCALLUM, GLADBACH
NOES: NONE
ABSTAIN: NONE
ABSENT: KREKORIAN, KUEHL
MOTION PASSES: 7/0/0

9 OTHER ITEMS

The following item was called up for consideration:

c. Legislative Update.

The E.O. noted that Senator Lara will include amendments to SB 1374, as suggested by CALAFCO and Los Angeles LAFCO. The E.O. thanked Supervisor Knabe for volunteering to

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send a letter to Senator Lara addressing LAFCOs concerns.

The Commission had no questions for the E.O concerning the Legislative Update.

The staff recommendation was to receive and file the Legislative Update. No motion was made by the Commission.

10 COMMISSIONERS' REPORT

None.

11 EXECUTIVE OFFICER'S REPORT

None.

12 PUBLIC COMMENT

None.

13 FUTURE MEETINGS

August 10, 2016
September 14, 2016
October 12, 2016
November 9, 2016 (8:30 a.m.)
~~November 16, 2016~~

Commissioner Finlay stated that the November meeting will be on November 9th not on November 16th as indicated on the Agenda. The E.O. stated the Agenda had a typo. The E.O. confirmed that November 9th meeting will have a start time at 8:30 a.m. and not the regular time at 9:00 a.m.

14 FUTURE AGENDA ITEMS

None.

15 ADJOURNMENT MOTION

On motion of Commissioner Finlay, seconded by Commissioner Dear, the meeting was adjourned at 9:15 a.m.

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Respectfully submitted,

Paul A. Novak, AICP, Executive Officer

12:54 PM

09/01/16

Accrual Basis

LAFCO 03
Register Report
August 2016

Type	Date	Num	Name	Memo	Amount	Balance
10000 Cash Unrestricted						
10003 Operating Account						
Bill Pmt -Check	08/04/2016	8100	Certified Records Managment	Storage period 08/01/1...	-260.67	-260.67
Bill Pmt -Check	08/04/2016	8101	Charter Communications	Acct # 8245100171576...	-501.96	-762.63
Bill Pmt -Check	08/04/2016	8102	CTS Glendale		-637.50	-1,400.13
Bill Pmt -Check	08/04/2016	8103	Daily Journal	Cust#1124120362	-218.00	-1,618.13
Bill Pmt -Check	08/04/2016	8104	Gina Duche	Bookkeeping: 5.0 Hrs	-125.00	-1,743.13
Bill Pmt -Check	08/04/2016	8105	LACERA	LAFCO OPEB: July 20...	-1,906.49	-3,649.62
Bill Pmt -Check	08/04/2016	8106	Neofunds	Acct#7900 0445 2259 ...	-253.96	-3,903.58
Bill Pmt -Check	08/04/2016	8107	Office Depot*	Acct#32368442	-62.12	-3,965.70
Bill Pmt -Check	08/04/2016	8108	Registrar-Recorder/County Clerk	2016-07 City of Santa ...	-75.00	-4,040.70
Bill Pmt -Check	08/04/2016	8109	Michael Henderson	Annual ESRI, LA LAFCO...	-977.86	-5,018.56
Bill Pmt -Check	08/11/2016	8110	American Planning	ID#095634, 10/01/2016...	-680.00	-5,698.56
Bill Pmt -Check	08/11/2016	8111	CALAFCO"	CALAFCO 2016 Confe...	-1,430.00	-7,128.56
Bill Pmt -Check	08/11/2016	8112	CoreLogic	Acct#200-694038-RR6...	-28.80	-7,157.36
Bill Pmt -Check	08/11/2016	8113	Gina Duche	Bookkeeping: 5.0 Hrs	-125.00	-7,282.36
Bill Pmt -Check	08/11/2016	8114	Office Depot*		-241.45	-7,523.81
Bill Pmt -Check	08/11/2016	8115	Paul A. Novak	Reimbursement: CALA...	-90.00	-7,613.81
Check	08/12/2016	47803...	ADP	Processing charges for ...	-137.94	-7,751.75
Check	08/15/2016	DD	Ambar De La Torre	Salary, August 15, 2016	-1,731.43	-9,483.18
Check	08/15/2016	DD	Douglass Dorado	Salary, August 15, 2016	-2,566.02	-12,049.20
Check	08/15/2016	DD	Michael E. Henderson	Salary, August 15, 2016	-1,896.69	-13,945.89
Check	08/15/2016	DD	Patricia Knoebl-Wood	Salary, August 15, 2016	-1,262.19	-15,208.08
Check	08/15/2016	DD	Paul Novak	Salary, August 15, 2016	-4,355.00	-19,563.08
Check	08/15/2016	DD	Alisha O'Brien	Salary, August 15, 2016	-2,009.28	-21,572.36
Check	08/15/2016	DD	June D. Savala	Salary, August 15, 2016	-3,740.56	-25,312.92
Check	08/15/2016	DM	Federal Tax Deposit	Payroll Taxes, August ...	-4,862.03	-30,174.95
Check	08/15/2016	DD	State Income Tax	Payroll Taxes, August ...	-1,230.59	-31,405.54
Bill Pmt -Check	08/18/2016	8116	CALAFCO"	CALAFCO 2016 Confe...	-970.00	-32,375.54
Bill Pmt -Check	08/18/2016	8117	FedEx*	Acct#1244-7035-8	-103.71	-32,479.25
Bill Pmt -Check	08/18/2016	8118	Gina Duche	Bookkeeping: 5.0 Hrs	-125.00	-32,604.25
Bill Pmt -Check	08/18/2016	8119	Los Angeles County Assessor*	Annexation No: 2016-03	-1,500.00	-34,104.25
Bill Pmt -Check	08/18/2016	8120	Mail Finance	Cust#416653, 12-Sep-...	-126.42	-34,230.67
Bill Pmt -Check	08/18/2016	8121	Office Depot*	Acct#32368442	-84.36	-34,315.03
Bill Pmt -Check	08/18/2016	8122	Ricoh USA, Inc.	Cust#13725307, 05/01/...	-656.65	-34,971.68
Bill Pmt -Check	08/18/2016	8123	The Lincoln National	09/01/16-09/30/16	-516.12	-35,487.80
Check	08/19/2016	47871...	ADP	EZLaborManager: Aug...	-52.50	-35,540.30
Bill Pmt -Check	08/25/2016	8124	ATT	Acct#990566760, 07/1...	-225.13	-35,765.43
Bill Pmt -Check	08/25/2016	8125	Gina Duche	Bookkeeping: 4.0 Hrs	-100.00	-35,865.43
Bill Pmt -Check	08/25/2016	8126	LACERA	Employee/Employer c...	-10,793.18	-46,658.61
Bill Pmt -Check	08/25/2016	8127	MetLife*	Policy#211130483, J. S...	-345.33	-47,003.94
Bill Pmt -Check	08/25/2016	8128	Tropical Interior Plants	Service: July2016	-100.00	-47,103.94
Check	08/26/2016	47889...	ADP	Processing charges for ...	-157.29	-47,261.23
Check	08/30/2016	30875...	Lori W. Brogin	Stipend, August 30, 2016	-147.83	-47,409.06
Check	08/30/2016	30875...	Richard Close	Sitpend, August 30, 2016	-147.83	-47,556.89
Check	08/30/2016	DD	Donald L. Dear	Sitpend, August 30, 2016	-147.82	-47,704.71
Check	08/30/2016	30875...	Margaret E. Finlay	Sitpend, August 30, 2016	-147.83	-47,852.54
Check	08/30/2016	30875...	Edward G. Gladbach	Sitpend, August 30, 2016	-147.82	-48,000.36
Check	08/30/2016	30875...	Donald Knabe	Sitpend, August 30, 2016	-147.82	-48,148.18
Check	08/30/2016	DD	Gerard McCallum II	Sitpend, August 30, 2016	-147.83	-48,296.01
Check	08/30/2016	30875...	Judith Mitchell	Sitpend, August 30, 2016	-147.83	-48,443.84
Check	08/30/2016	DD	Ambar De La Torre	Salary, August 30, 2016	-1,731.42	-50,175.26
Check	08/30/2016	DD	Douglass Dorado	Salary, August 30, 2016	-2,566.03	-52,741.29
Check	08/30/2016	DD	Michael E. Henderson	Salary, August 30, 2016	-1,896.68	-54,637.97
Check	08/30/2016	DD	Patricia Knoebl-Wood	Salary, August 30, 2016	-1,424.80	-56,062.77
Check	08/30/2016	DD	Paul Novak	Salary, August 30, 2016	-4,355.01	-60,417.78
Check	08/30/2016	DD	Alisha O'Brien	Salary, August 30, 2016	-2,009.29	-62,427.07
Check	08/30/2016	DD	June D. Savala	Salary, August 30, 2016	-3,740.57	-66,167.64
Check	08/30/2016	DM	Federal Tax Deposit	Payroll Taxes, August ...	-34.83	-66,202.47
Check	08/30/2016	DM	Federal Tax Deposit	Payroll Taxes, August ...	-4,866.80	-71,069.27
Check	08/30/2016	DD	State Income Tax	Payroll Taxes, August ...	-1,230.59	-72,299.86
Total 10003 Operating Account					-72,299.86	-72,299.86
Total 10000 Cash Unrestricted					-72,299.86	-72,299.86
TOTAL					-72,299.86	-72,299.86

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
9	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
10	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
11	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
12	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
13	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.	September 14th agenda	9/29/2014	Oct-2015
14	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

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
15	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
16	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
17	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
18	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
19	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
20	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.	September 14th agenda	12/21/2015	Oct. 2016
21	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.	September 14th agenda	1/4/2016	Oct. 2016
22	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

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
23	AD	Annexation 423 to District No. 22	Sanitation Districts	0.91 acres. Located at the terminus of Via Romales, all within the City of San Dimas.	Notice of Filing sent 01-06-16 Incomplete filing: property tax transfer resolution.	1/4/2016	Unknown
24	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
25	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
26	AOB	Reorganization No. 2016-01 to the Las Virgenes Municipal Water District	Las Virgenes Municipal Water District	Detachment from West Basin Municipal Water District, and annexation to the Las Virgenes Municipal Water District. Both districts require SOI amendments. The territory consists of 26 single-family homes, generally located south of Cairnloch Street, west of Summit Mountain Way, all within the City of Calabasas.	Notice of Filing sent 04-19-16 Incomplete filing: property tax transfer resolution, and map and legal not approved.	2/22/2016	Unknown
27	AD	Annexation 294 to District No. 15	Sanitation Districts	0.4 Acres of uninhabited territory. Located on Turnbull Canyon Road approximately 100 feet south of Jantu Avenue, all within unincorporated Los Angeles County.	Notice of Filing sent 03-08-16 Incomplete filing: property tax transfer resolution.	3/3/2016	Unknown
28	AD	Annexation 295 to District No. 15	Sanitation Districts	1.268 Acres of uninhabited territory. Located on Hacienda Boulevard approximately 200 feet south of West Francisquito Avenue, all within the City of La Puente.	Notice of Filing sent 03-08-16 Incomplete filing: property tax transfer resolution.	3/3/2016	Unknown
29	AD	Annexation 749 to District No. 21	Sanitation Districts	0.389 Acres of uninhabited territory. Located on Mountain Avenue approximately 300 feet north of Baseline Road, all within unincorporated Los Angeles County.	Notice of Filing sent 03-08-16 Incomplete filing: property tax transfer resolution.	3/3/2016	Unknown
30	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1080	Sanitation Districts	2.559 Acres of uninhabited territory. Located on Lost Canyon Road approximately 300 feet east of Sand Canyon Road, all within the City of Santa Clarita.	Notice of Filing sent 03-09-16 Incomplete filing: property tax transfer resolution.	3/8/2016	Unknown
31	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1082	Sanitation Districts	3.995 Acres of uninhabited territory. Located on Santa Clara Street at the terminus of Oak Avenue, all within the City of Santa Clarita.	Notice of Filing sent 03-09-16 Incomplete filing: property tax transfer resolution.	3/8/2016	Unknown
32	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1083	Sanitation Districts	82.233 Acres of uninhabited territory. Located at the northerly terminus of Phantom Trail, all within the City of Santa Clarita.	Notice of Filing sent 03-09-16 Incomplete filing: property tax transfer resolution.	3/8/2016	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
33	AD	Annexation 420 to District No. 14	Sanitation Districts	1.76 Acres of uninhabited territory. Located on Avenue M-2 approximately 200 feet west of 50th Street West, all within unincorporated Los Angeles County.	Notice of Filing sent 04-07-16 Incomplete filing: property tax transfer resolution.	4/6/2016	Unknown
34	DD	Annexation No. 2016-07 to the City of Santa Clarita (West Creek)	City of Santa Clarita	1,018.39 acres of inhabited territory. Located north, west, and southwest of the intersection of CopperHill Drive and McBean Parkway in unincorporated Los Angeles County adjacent to the City of Santa Clarita	October 12, 2016 agenda	4/14/2016	Oct-2016
35	AD	Annexation 750 to District No. 21	Sanitation Districts	4.36 acres of uninhabited territory. Located on Mountain Avenue approximately 300 feet south of Valparaiso Drive, all within unincorporated Los Angeles County.	Notice of Filing sent 06-14-16 Incomplete filing: property tax transfer resolution.	6/8/2016	Unknown
36	AOB	Annexation No. 2016-03 to the Los Angeles County Waterworks District No. 40 - Antelope Valley	CV Communities LLC	Planned development of 535 single-family homes, open space, and landscaping and drainage facilities. 587± acres of uninhabited territory, generally located north of Elizabeth Lake Road, south and west of the California Aqueduct, east of 50 th Street West and west of 30 th street West, all within the City of Palmdale.	Notice of Filing sent 06-28-16 Incomplete filing: property tax transfer resolution, and map and legal not approved.	5/22/2016	Unknown

Staff Report

September 14, 2016

Agenda Item No. 6.d.

Annexation No. 1077 to the Santa Clarita Valley Sanitation District of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	1.96± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution or Petition:	December 2, 2015
Application Filed with LAFCO:	December 21, 2015
Location:	The affected territory is located on Sierra Highway at American Beauty Drive, all within the City of Santa Clarita.
City/County:	City of Santa Clarita
Affected Territory:	The affected territory consist of one existing church and one existing private school and is located within a commercial area. The topography is flat.
Surrounding Territory:	Surrounding territory is commercial.
Landowner(s):	Al Umma Center of Santa Clarita Valley and Asoka B and Lalanie S. Herath
Registered Voters:	0 registered voters as of December 3, 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 proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a) because the annexation consists of areas containing existing structures developed to the density allowed by the current zoning. A Categorical Exemption was adopted by the Santa Clarita Valley Sanitation District of Los Angeles County, as lead agency, on December 2, 2015.

Additional Information: None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 0 residents as of December 3, 2015.

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

The estimated future population is 0 residents (no anticipated change).

The affected territory is 1.96+/- acres. The existing land use consist of one existing church and one existing private school.

The assessed valuation is \$1,245,597 as of December 3, 2015.

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

On August 2, 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 is flat.

There are no natural boundaries.

The affected territory is surrounded by populated areas on all sides.

The affected territory is likely to experience modest 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 one existing church and one existing private school which requires organized governmental services.

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 City's General Plan designation of Commercial (CC).

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 Commercial (CC).

The proposal is consistent with the existing City's zoning designation of Community Commercial (CC).

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 proposal is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319 (a) because the annexation consists of areas containing 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.

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. 1077 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. 1077 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 City of Santa Clarita; and

WHEREAS, the proposed annexation consists of approximately 1.96± acres of uninhabited territory and is assigned the following distinctive short-form designation:

"Annexation No. 1077 to the Santa Clarita Valley Sanitation District of Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal for one existing church and one existing private 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 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 September 14, 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 September 14, 2016, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, acting in its role as a responsible agency with respect to Annexation No. 1077 to the Santa Clarita Valley Sanitation District of Los Angeles County, finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because the annexation consists of areas containing 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. 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 1.96± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1077 to the Santa Clarita Valley Sanitation District of Los Angeles County".
- 5. Annexation No. 1077 to the 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 14th day of September 2016.

MOTION:

SECOND:

AYES:

NOES:

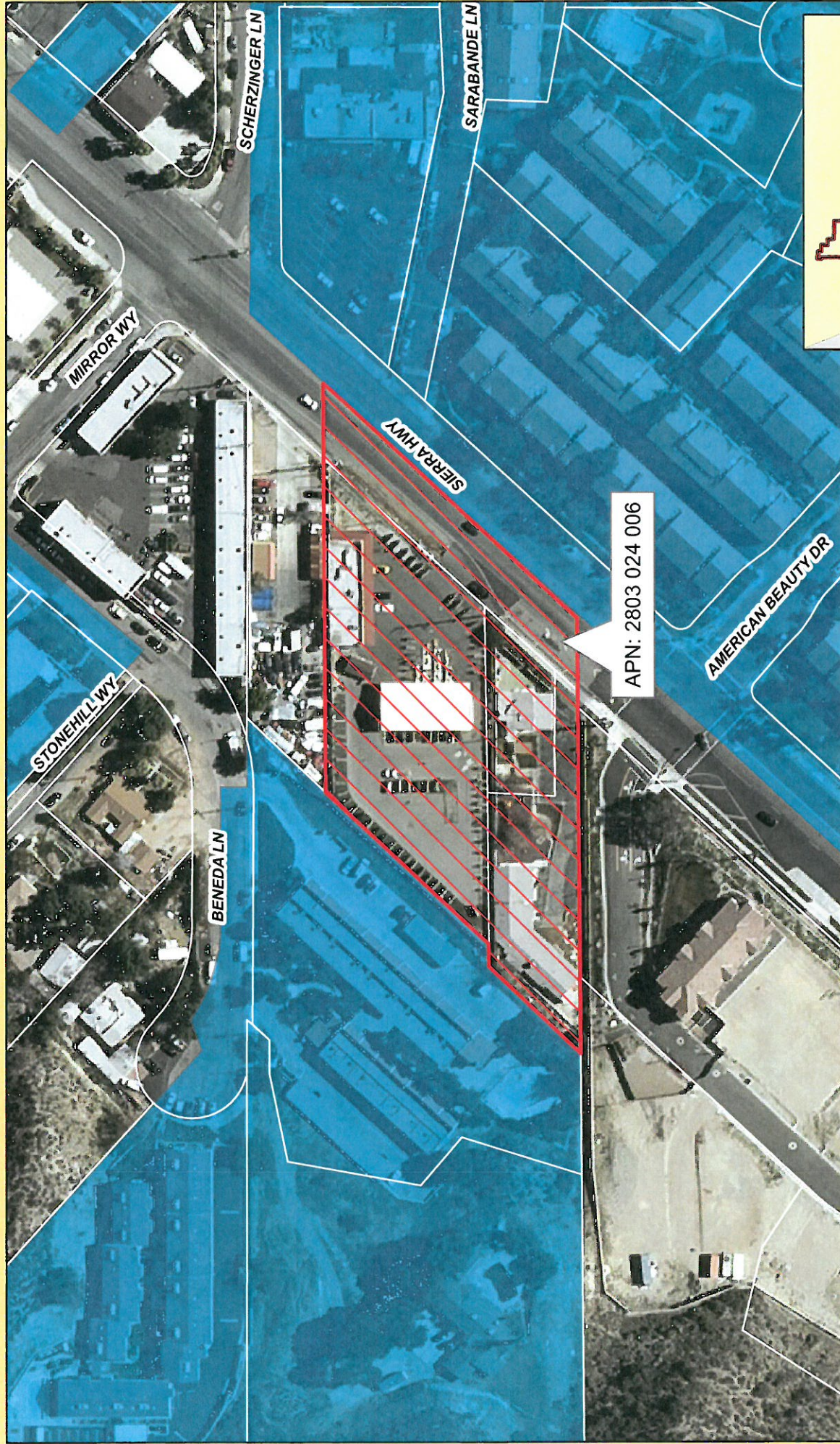
ABSTAIN:

ABSENT:





MOTION PASSED:

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

Paul A. Novak, AICP
Executive Officer



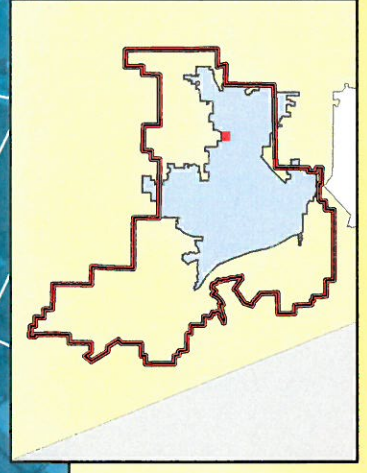
Legend

-  CSD Annexation SCV-1077
-  City of Santa Clarita
-  Santa Clarita Valley Sanitation District of Los Angeles County
-  Sphere of Influence, CSD SCV

Annexation No. 1077 to the Santa Clarita Valley Sanitation District of Los Angeles County



LAFCO
Local Agency Finance
Commission
for the County of Los Angeles



Staff Report

September 14, 2016

Agenda Item No. 6.e.

Annexation No. 747 to the Los Angeles County Sanitation District No. 21

PROPOSAL SUMMARY:

Size of Affected Territory:	0.78± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 21
Resolution or Petition:	December 14, 2015
Application Filed with LAFCO:	January 4, 2016
Location:	The affected territory is located on Glen Way approximately 400 feet north of Baseline Road.
City/County:	Los Angeles County unincorporated territory.
Affected Territory:	The affected territory consists of one existing single-family home and one proposed single-family home. The topography is flat.
Surrounding Territory:	Surrounding territory is residential.
Landowner(s):	Kuuipo LLC, Baughman Trust
Registered Voters:	2 registered voters as of December 16, 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 proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15319(a) and 15319(b). The annexation consists of areas containing existing structures developed to the density allowed by the current zoning for the existing single-family home. The annexation also consists of small parcels of the minimum size for facilities exempted by Section 15303(a), New Construction or Conversion of Small Structures for the proposed single-family home. A Categorical Exemption was adopted by Los Angeles County Sanitation District, as lead agency, on December 14, 2015.

Additional Information:

None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 4 residents as of December 16, 2015. The population density is 5 persons per acre.

The estimated future population is 4 residents (no anticipated change).

The affected territory is 0.78+/- acres. The land use consists of one existing single-family home. The proposed/future land use consists of one proposed single-family home.

The assessed valuation is \$418,134 as of December 16, 2015.

The per capita assessed valuation is \$104,533.50.

On August 2, 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 is flat.

There are no natural boundaries.

The affected territory is surrounded by populated areas on all sides.

The affected territory is likely to experience modest 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 one existing single-family home and one proposed single-family home which require organized governmental services.

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's General Plan designation of Residential 5 (H5).

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 Los Angeles County Sanitation District No. 21.

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 Joint Outfall System 2010 Master Facilities Plan.

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's General Plan designation of Residential 5 (H5).

The proposal is consistent with the existing County's zoning designation of A-1-Light Agricultural. The county's A-1 zone allows for the construction of single-family homes.

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 proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15319(a) and 15319(b). The annexation consists of areas containing existing structures developed to the density allowed by the current zoning for the existing single-family home. The annexation also consists of small parcels of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures for the proposed single-family home. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make these exemptions inapplicable based on the proposal records.

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 Los Angeles County Sanitation District No. 21 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. 747 to Los Angeles County Sanitation District No. 21.

RESOLUTION NO. 2016-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 747 TO THE LOS ANGELES COUNTY SANITATION DISTRICT NO. 21"

WHEREAS, the Los Angeles County Sanitation District No. 21 (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 0.78± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 747 to the Los Angeles County Sanitation District No. 21"; and

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

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

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

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

WHEREAS, the Executive Officer set the item for consideration for September 14, 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 September 14, 2016, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, acting in its role as a responsible agency with respect to Annexation No. 747 to the Los Angeles County Sanitation District No. 21, finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15319(a) and 15319(b). The annexation consists of areas containing existing structures developed to the density allowed by the current zoning for the existing single-family home. The annexation also consists of small parcels of the minimum size for facilities exempted by Section 15303(a), New Construction or Conversion of Small Structures for the proposed single-family home. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make these exemptions inapplicable based on the proposal records.

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

"Annexation No. 747 to the Los Angeles County Sanitation District No. 21".

5. Annexation No. 747 to the Los Angeles County Sanitation District No. 21 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 Los Angeles County Sanitation District No. 21.
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 14th day of September 2016.

MOTION:

SECOND:

AYES:

NOES:

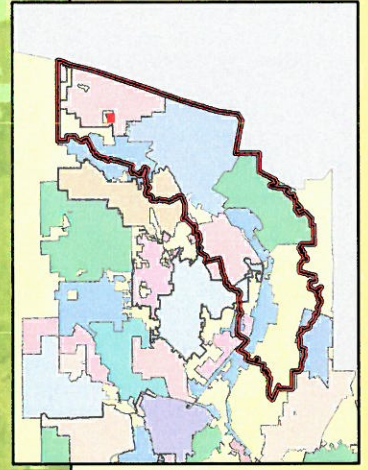
ABSTAIN:

ABSENT:

MOTION PASSED:

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


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





LAFCO
 Local Agency Formation Commission
 for the County of Los Angeles


Annexation No. 747 to County Sanitation District No. 21

Legend

 CSD Annexation 21-747

 City of Claremont

 Los Angeles County Sanitation District No. 21

 Sphere of Influence, CSD 21



Staff Report

September 14, 2016

Agenda Item No. 6.f.

**Annexation No. 2014-13 to the Los Angeles County Waterworks District
No. 40 – Antelope Valley (Lebata, Inc.)**

PROPOSAL SUMMARY:

Size of Affected Territory:	310.96± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Lebata, Inc.
Resolution or Petition:	September 29, 2014
Application Filed with LAFCO:	September 29, 2014
Location:	The affected territory is located south of Avenue T, bounded by 136 th Street East to the east, Avenue U to the south, and 126 th Street East to the west.
City/County:	Los Angeles County unincorporated territory (Pearblossom).
Affected Territory:	The affected territory includes braided tributaries that are historically associated with Big Wash Canyon. The topography consists of flat terrain with scattered rocks and boulders.
Surrounding Territory:	The surrounding territory is vacant on all sides, except for a residential home immediately south of the railroad tracks, approximately 200 feet east of the affected territory.
Landowner(s):	Lebata, Inc.
Registered Voters:	0 registered voters as of August 26, 2016
Purpose/Background:	The purpose of this annexation is for the Los Angeles County Waterworks District No. 40 – Antelope Valley (District) to provide water service to a sand and gravel mining operation. The Commission approved Out-of-

Agency Service Agreement (OASA) 2015-03 on September 19, 2015 for the District to provide water service outside its jurisdictional boundary, but within its sphere of influence.

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, as lead agency, on December 18, 2014.
Additional Information:	None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

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

The estimated future population is 0 residents (no anticipated change).

The affected territory is 310.96+/- acres. The existing land use is for a sand and gravel mining operation. There is no proposed/future development within the affected territory. It is estimated that the project site would be in operation for up to 47 years, after which the site will have a land use designation as open space.

The assessed valuation is \$3,463,217 as of August 8, 2016.

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

On August 9, 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 braided tributaries located on the property.

The nearest populated area is 200 feet east of the affected territory. The affected territory is likely to experience no growth in the next ten years. The adjacent areas are likely to experience no growth in the next ten years.

b. Governmental Services and Controls:

The affected territory includes sand and gravel mining operation 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 and of alternative courses of action on the cost and adequacy of services and controls in the affected territory and adjacent areas is the project would not have adequate water supply to operate.

c. Proposed Action and Alternative Actions:

The proposed sand and gravel mining operation will have an effect on adjacent areas. The project is largely surrounded by vacant land and is sparsely populated, and the impact of adjacent areas is relatively modest. 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 Antelope Valley Area Plan designation of RL10 (Rural Land with a maximum of one dwelling unit per 10 acres) and RL20 (Rural Land with a maximum of one dwelling unit per 20 acres).

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 Los Angeles County Waterworks District No. 40 – Antelope Valley.

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:*

According to an email dated August 22, 2016 from Jim McGee of McGee and Associates, the Los Angeles County Waterworks District No. 40 – Antelope Valley started providing water delivery service on July 22, 2016.

l. *Timely Availability of Water Supplies:*

Water is currently provided by the Los Angeles County Waterworks District No. 40 – Antelope Valley.

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 Area Plan designation of RL10 and RL20.

The proposal is consistent with the existing County zoning designation of A-2-2 (Heavy Agricultural). The proposed sand and gravel mining operation is a permitted use in the A-2 Zone, pursuant to Part 9 Chapter 22.56 (Conditional Use Surface Mining Permit) of the Los Angeles County Zoning Ordinance. According to an email dated August 22, 2016 from Jim McGee of McGee and Associates, the Los Angeles County Planning Commission approved the Surface Mining Permit on December 17, 2014.

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 CEQA clearance is an Environmental Impact Report certified by the County of Los Angeles, as lead agency, on December 18, 2014. 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 Los Angeles County Waterworks District No. 40 – Antelope Valley which will be for the interest of landowners and/or present and/or future inhabitants within the Los Angeles County Waterworks District No. 40 – Antelope Valley 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. 2014-13 to the Los Angeles County Waterworks District No. 40 – Antelope Valley (Lebata, Inc.)

**RESOLUTION NO. 2016-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 2014-13 TO THE LOS ANGELES COUNTY WATERWORKS
DISTRICT NO. 40 – ANTELOPE VALLEY (LEBATA, INC.)"**

WHEREAS, Leбата Inc. (landowner) submitted a petition for proceedings, 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 Los Angeles County Waterworks District No. 40 – Antelope Valley (District), all within the Los Angeles County unincorporated territory of Pearblossom; and

WHEREAS, the proposed annexation consists of approximately 310.96± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2014-13 to the Los Angeles County Waterworks District No. 40 – Antelope Valley"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide water service to a sand and gravel mining operation; 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 September 14, 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 September 14, 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. 2014-13 to the Los Angeles County waterworks District No. 40 – Antelope Valley, 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, as lead agency, on December 18, 2014 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 and Reporting Program, finding that the Mitigation Monitoring and Reporting 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 been reduced to an acceptable level, as outlined in the environmental findings, which findings 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 310.96± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 2014-13 to the Los Angeles County Waterworks District No. 40 – Antelope Valley".
5. Annexation No. 2014-13 to the Los Angeles County Waterworks District No. 40 – Antelope Valley is hereby approved, subject to the following terms and conditions:
 - a. Lebata, Inc. 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 District.
- 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 14th day of September 2016.

MOTION:

SECOND:

AYES:

NOES:

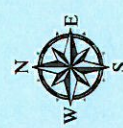
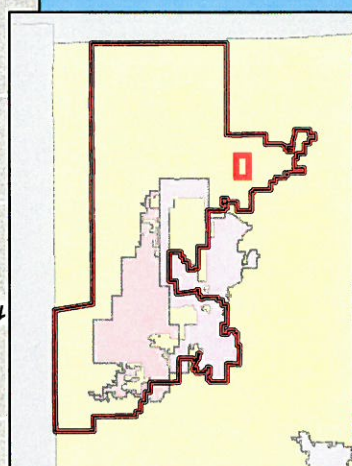
ABSTAIN:

ABSENT:

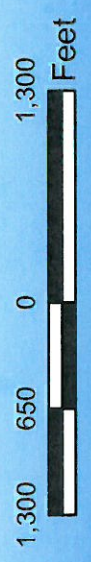
MOTION PASSES: 0/0/0

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

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



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



SOI County Waterworks Dist. No. 40

September 14, 2016

Staff Report

September 14, 2016

Agenda Item No. 9.a.

Sativa County Water District -- Commission Update

Background:

In May of 2014, the Commission approved a Municipal Service Review (MSR) and Sphere of Influence (SOI) Update for the Sativa County Water District (District). At the time, the Commission directed staff to provide an update to the Commission eighteen months thereafter, which is provided herein.

Following the Commission action in 2014, District representatives sent LAFCO written reports on a quarterly basis. Staff acknowledges the effort that went into these reports, as well as District responses to periodic requests for information.

This update divides various issues into several categories (significant progress, limited progress, and no appreciable progress, which reflects a format utilized in the 2014 MSR) and some additional issues. Each of these categories is addressed in significant detail, below.

Significant Progress:

Reserve Funds:

When the Commission considered the 2014 MSR—and for several years prior to 2014—the District had not established a separate reserve account. The District has established reserve funds with a current balance of approximately \$480,000.

Comment: Staff acknowledges “significant progress” on this issue.

Water Conservation:

District staff provided details about its water conservation program, which includes providing notice to customers, drive-by enforcement, and unannounced property checks. The “ban” on swimming pools consists merely of a written notice to customers.

Comment: Staff acknowledges the District’s water conservation efforts, which have reduced water consumption by 19%. Staff notes, however, that long-term effective water conservation remains difficult if not impossible so long as water service remains un-metered.

General Manager:

For several years, former Board Chair (Johnny Johnson) served as the Acting General Manager; and he was followed by a series of consulting, part-time General Managers. The 2014 MSR recommended that the District hire a full-time employee to serve as General Manager. The

Board of Directors hired Thomas Martin as the District's full-time General Manager in March of 2015.

Comment: Staff acknowledges "significant progress" on this issue.

Payback of inaccurate payroll deductions:

The inaccurate payroll deductions have been corrected.

Comment: Staff acknowledges "significant progress" on this issue.

Accountability for cash receipts:

The District has implemented measures to account for cash receipts, using QuickBooks.

Comment: Staff acknowledges "significant progress" on this issue.

Establishing credit card expense documentation:

The District has implemented measures to account for credit card expenses.

Comment: Staff acknowledges "significant progress" on this issue.

Computer equipment and software.

The District has completed its purchase of computer equipment and software.

Comment: Staff acknowledges "significant progress" on this issue.

Limited Progress:

Water Rates

The 2014 MSR noted that the District's water rates are artificially low and should be increased. Over the past two years, the District has initiated, and abandoned, two separate efforts to raise its rates (District representatives stated that the efforts were abandoned upon discovery of inadequate notice). According to District staff (and at the time of drafting this staff report), a Proposition 218 hearing was scheduled for August 31st for a proposed rate increase (from \$55/month to \$65/month) to take effect in October of 2016.

Comment: Previous commitments from District representatives to LAFCO about timely rate increases were not met. LAFCO staff is concerned about the District's continued delays in completing the steps necessary to adopt a rate increase.

Long-Term Planning:

The 2014 MSR noted the District's lack of a long-term capital improvement plan. In response, District staff provided a "CIP [Capital Improvement Program] Plan" which prioritized the development of a new water well, relocation of pipelines, and completion of a loop system of pipelines.

Comment: The District's CIP demonstrates more consideration of infrastructure planning than the District has performed in the past. The CIP, however, should be supplemented with more defined engineering studies and comprehensive financial planning

Christmas Bonuses:

Although District correspondence states that “[m]ost [board-members] have paid it [bonuses] back,” the accounting provided shows that only one director (Johnny Johnson) has paid back the entirety of the bonuses he received. Four directors (Ruben Hernandez, balance of \$2,200; Elizabeth Hicks, balance of \$3,150; April McCall, balance of \$1,650; and Mamie Franklin, balance of \$3,950) have failed to pay back nearly \$11,000 in bonuses. One director (Franklin) has not made any payments, and the last payments received from any directors were in 2014.

Comment: Staff acknowledges the difficulties associated with collecting Christmas bonuses from involved parties who no longer serve on the Board of Directors.

No Appreciable Progress:

Preparation of Audits:

Issuance of the 2013-2014 Audit was delayed for nearly a year, due to turnover amongst the District's accounting firms, staff turnover, and the failure of the District to prepare budgets or supplementary information required by the auditors.

The District just hired a new accounting firm to prepare the FY 2014-2015 audit, which just started its work (typically, it takes 2-3 months to complete an audit). Staff notes that this audit is starting more than one year after FY 2014-2015 ended (June 30, 2015).

Comment: Given the District's historical pattern of “chronic lateness” in terms of preparing audits for the years 2005-2012, the more recent delays are of concern.

Water Meters:

LAFCO first raised a concern about the lack of water meters in the 2005 MSR and again in the 2014 MSR. Although the District has made no appreciable progress on this issue, staff notes that the District has prioritized the drilling of a new well as a more pressing priority.

Comment: Staff is unaware of any other water district in an urbanized location in Los Angeles County which does not have water meter, which impairs the District's ability to have an effective water conservation plan. Having said that, staff acknowledges the need for an additional well as a more urgent priority for the District.

State Water Grants:

Over the course of the last several years, District representatives have repeatedly assured LAFCO staff that State water grants are “in progress” or “pending.” The District's latest report

makes the same claims, and commits to hiring a grant writer. The most recent documentation from the State is a letter (December 2, 2015) denying the District's most recent grant request.

Comment: The District has made no progress in securing State grants. Staff believe that the lack of water meters remains a significant impediment to securing State funds. NOTE: See additional narrative on a related issue, below, under "Coordination with the Water Replenishment District and the County of Los Angeles."

Pipeline Relocations

A substantial portion of the District's pipelines are on private property (generally located in the backyards of homes) as opposed to being located in public rights-of-ways (generally, within public streets and alleyways). Although District representatives indicated that "[t]wenty percent of pipelines have already been moved and there are future plans" for additional relocations, the maps provided did not clearly show which pipelines have been relocated.

Comment: Pipeline relocations are not adequately documented and progress remains slow.

Property Rights for Pipelines

District representatives have made no appreciable progress in identifying what legal rights it has to pipelines underlying public rights-of-way and private properties.

Comment: Staff remains concerned that no progress has been made concerning this issue.

District-Owned Vehicles

The District reports that it owns three vehicles (two trucks for field employees, one van for GM).

Comment: Given that the entire District is less than one half mile in size, and the fact that the General Manager is an office employee, staff is concerned about the District's maintenance of three vehicles.

Additional Issues:

Turnover:

The District has experienced significant turnover amongst its consultants. Within the last three years alone, the District has had three separate attorneys serving as legal counsel, three separate CPA firms preparing audits and financial statements, ended its relationship with a consulting General Manager (John Mundy), and ended its relationship with an engineering consulting firm (Romejan), and ended its relationship with a computer consultant. LAFCO staff is aware of three separate billing/claims disputes between the District and former consultants.

In the last two years, the District hired a new General Manager, and terminated the employ of the Office Manager, the Assistant Office Manager, and one field employee. This represents a changeover of approximately 50% of staff within less than two years. LAFCO staff is aware of three separate legal claims/issues involving former employees.

Comment: The constant turnover of staff and consultants adversely impacts continuity, efficiency, and service delivery, as well as progress in attaining priorities.

Coordination with the Water Replenishment District and the County of Los Angeles:

LAFCO staff recently learned that District representatives have initiated discussions with representatives of the Water Reclamation District and the County of Los Angeles to enlist their assistance in securing State grants for a new well for the District. These conversations, when integrated into the on-going Integrated Regional Water Management (IRWMP) planning process lead by the County's Department of Public Works, would significantly improve the District's likelihood of securing State assistance. Representatives of Supervisor Mark Ridley-Thomas and the County's Department of Public Works conveyed to LAFCO staff that they are committed to working cooperatively to assist the District in this regard. LAFCO staff acknowledges the District's efforts and sees the entry into the IRWMP planning process as a positive sign, one that the District should continue going forward.

Conclusions:

At the time of the 2014 MSR, the Commission requested that the District provide six quarterly reports, all of which have now been submitted to LAFCO. This staff report is the final staff report following-up on the 2014 direction from the Commission.

The written record concerning the District, going back more than a decade, includes LAFCO reports and studies, materials from outside parties (State agencies, CPA firms, County agencies), and documentation provided by District representatives. That record documents a series of on-going challenges—lack of water meters, delays in producing financial audits, inadequate documentation of property rights for pipelines, delayed rate increases, and inadequate long-term planning—which, as noted herein, continue to impact the District.

In short, while the District has made notable progress in certain areas, as noted herein, there remains additional work to be done in several other areas in the coming months and years.

Staff Recommendation:

Staff recommends that the Commission:

1. Receive and file the Update.

Staff Report

September 14, 2016

Agenda Item No. 9.b.

Hidden Creeks Estates Project – Status Report

At the January 13th meeting, the Commission directed staff to provide bi-monthly updates on the status of the proposed Hidden Creeks Estates Project and associated proposed Annexation No. 2011-27 to the City of Los Angeles in light of its proximity to Porter Ranch and the Southern California Gas Company Aliso Canyon Storage Facility.

There has been no change in the status of the proposal currently pending before LAFCO since your most recent report of July 13, 2016.

Staff does not anticipate agendizing Annexation No. 2011-27 to the City of Los Angeles before the Commission until January of 2017 at the earliest.

Recommended Action:

Staff recommends that the Commission:

1. Receive and file.

Staff Report

September 14, 2016

Agenda Item No. 9.c.

Annual Election of Officers

Section 10 of the Rules of the Commission (adopted July 8, 2009) state that “the Commission shall be presided over by a Chair, a First Vice-Chair and a Second Vice-Chair, to be elected by the Commission.” Officer positions are currently held by Commissioner Jerry Gladbach (Chair), Commissioner Donald Dear (First Vice-Chair), and Commissioner Gerard McCallum (Second Vice-Chair). Section 11 of the Rules states that the Commission “shall elect the Chair, First Vice-Chair and Second Vice-Chair at the first meeting of the Commission held in September of each year.”

Recommended Action:

1. Nominate and elect a member to serve as LAFCO Chair for a term of one year and until the election of a successor;
2. Nominate and elect a member to serve as LAFCO First Vice-Chair for a term of one year and until the election of a successor; and
3. Nominate and elect a member to serve as LAFCO Second Vice-Chair for a term of one year and until the election of a successor.

Staff Report

September 14, 2016

Agenda Item No. 9.d.

Legislative Update

Legislative Update:

Staff hereby notes the following developments in the Legislature:

- *AB 2910 (Assembly Local Government Committee)*: CALAFCO's annual Omnibus Bill was signed by the Governor on August 22nd, 2016.
- *AB 2032 (Linder)*: This bill, which "cleans up" several provisions in last year's AB 851 (Mayes) concerning city disincorporations, was signed by the Governor on August 22nd, 2016.
- *SB 1266 (McGuire)*: This bill, sponsored by CALAFCO, requires public agencies creating a Joint Powers Authority (JPA) to file a copy of the JPA or amendment with the LAFCO for the county (or counties) in which the JPA exercises authority. The bill passed both houses of the Legislature, and it was signed by the Governor on August 22nd, 2016.
- *SB 1374 (Lara)*: This bill authorizes the formation of a "Lower Los Angeles River Recreation and Park District," to be governed by an eleven-member board (appointees from nine cities and two appointees from the Los Angeles County Board of Supervisors), subject to application and approval of LA LAFCO. The bill has passed both houses of the Legislature; once it is enrolled, it will be sent to the Governor for consideration.
- *SB 953 (Lara)*: This bill imposes restrictions on the Central Basin Municipal Water District's (CBMWD's) contracting practices and requires a super-majority vote of the board to take specified actions relating to ethics, compensation, and benefits. The bill passed both houses of the Legislature, and it was sent to the Governor for consideration on August 30th.
- *AB 1794 (Garcia)*: This legislation changes the Central Basin Municipal Water District's board of directors from its current 5 members elected by district to a new board composed of 8 members (the 5 current elected members, plus 3 new members appointed by the District's customers). Of the three appointed members, one must represent large water purveyors and one must represent cities. For the 2022 election, the elected board members must be reduced from 5 to 4 members, creating a board composed of a total of 7 members. The bill passed both houses of the Legislature, and it was sent to the Governor for consideration on August 31st.

Those bills which passed both houses of the Legislature, and were signed by the Governor, will take effect on January 1, 2017.

Staff is available to answer questions and provide any updates on Legislative actions since the drafting of the staff report.

Recommended Action:

1. Receive and file the Legislative Report