



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

Commission

Jerry Gladbach  
Chair

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

Alternates

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

Staff

Paul A. Novak, AICP  
Executive Officer

June D. Savala  
Deputy  
Executive Officer

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

80 South Lake Avenue  
Suite 870  
Pasadena, CA 91101  
Phone: 626-204-6500  
Fax: 626-204-6507

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

REGULAR MEETING

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

March 9, 2016

Present:

Jerry Gladbach, Chair

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

Michael D. Antonovich, Alternate  
Lori Brogin-Falley, Alternate  
Joe Ruzicka, Alternate  
Greig Smith, Alternate

Paul A. Novak, AICP; Executive Officer  
Erik Conard, Legal Counsel

Absent:

Paul Krekorian, 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 E.O. swore in two (2) members of the audience who planned to testify.

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

- a. Reorganization No. 2015-14 to the City of Pomona (Amendments to the City of Diamond Bar, City of Pomona, Greater Los Angeles County Vector Control District, and San Gabriel Valley Mosquito and Vector Control District Spheres of Influence (SOI); Detachment from the City of Diamond Bar and Greater Los Angeles County Vector Control District; Annexation to the City of Pomona, San Gabriel Valley Mosquito and Vector Control District, and Los Angeles County Sanitation District No. 21).

The Commission took the following action:

- Received and Filed.

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

6 CONSENT ITEM(S) – OTHER

The Commission took the following actions under Consent Items:

- a. Approved Minutes of February 10, 2016.
- b. Approved Operating Account Check Register for the month of February 2016.
- c. Received and filed update on pending proposals.
- d. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1075 to the Santa Clarita Sanitation District of Los Angeles County; Resolution No. 2016-07RMD.
- e. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1076 to the Santa Clarita Sanitation District of Los Angeles County; Resolution No. 2016-08RMD.

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

[Supervisors Antonovich and Knabe arrived at 9:04 a.m.]

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- a. Annexation No. 745 to the Los Angeles County Sanitation District No. 21 (Amendment to the Los Angeles County Sanitation District No. 21 Sphere of Influence).

The E.O. summarized the staff report on Annexation No. 745 to the Los Angeles County Sanitation District No. 21 (Amendment to the Los Angeles County Sanitation District No. 21 Sphere of Influence).

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

The Commission took the following action:

- Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 745 to the Los Angeles County Sanitation District No. 21 (Amendment to the Los Angeles County Sanitation District No. 21 Sphere of Influence); Resolution No. 2016-09RMD.

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

[Commissioner Mitchell arrived at 9:07 a.m.]

## 7 PUBLIC HEARING(S)

The following item was called up for consideration:

- b. Reorganization No. 2013-04 to the City of Rolling Hills (Amendments to the City of Rolling Hills, City of Rancho Palos Verdes, City of Rolling Hills Estates, and Ridgecrest Ranchos Recreation and Park District Spheres of Influence (SOI); Detachment of Parcel 1 and 2 from the City of Rolling Hills; Annexation of Parcel 1 to the City of Rancho Palos Verdes and Ridgecrest Ranchos Recreation and Park District and Parcel 2 to the City of Rolling Hills Estates).

The E.O. summarized the staff report on Reorganization No. 2013-04 to the City of Rolling Hills (Amendments to the City of Rolling Hills, City of Rancho Palos Verdes, City of Rolling Hills Estates, and Ridgecrest Ranchos Recreation and Park District Spheres of Influence (SOI); Detachment of Parcel 1 and 2 from the City of Rolling Hills; Annexation of Parcel 1 to the City of Rancho Palos Verdes and Ridgecrest Ranchos Recreation and Park District and Parcel 2 to the City of Rolling Hills Estates).

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

The Commission took the following action:

- Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Reorganization No. 2013-04 to the City of Rolling Hills (Amendments to the City of Rolling Hills, City of Rancho Palos Verdes, City of Rolling Hills Estates, and Ridgecrest Ranchos Recreation and Park District Spheres of Influence (SOI); Detachment of Parcel 1 and 2 from the City of Rolling Hills; Annexation of Parcel 1 to the City of Rancho Palos Verdes and Ridgecrest Ranchos Recreation and Park District and Parcel 2 to the City of Rolling Hills Estates); Resolution No. 2016-10RMD.

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

## 7 PUBLIC HEARING(S)

The following item was called up for consideration:

- c. Out-of-Agency Service Agreement No. 2016-02 between CV Communities, LLC; and the Los Angeles County Waterworks District No. 40 – Antelope Valley (Joshua Ranch).

The E.O. noted that staff received additional information after the Agenda was posted. The landowner (CV Communities, LLC) and the Los Angeles County Waterworks District No. 40 – Antelope Valley are working to address issues associated with this proposed Out-of-Agency Service Extension. The E.O. stated that staff is unable to estimate the timing involved, and therefore, the E.O. recommended that the Commission continue this item, without prejudice, to a later date which will be re-noticed.

The Commission took the following action:

- Continued this item, without prejudice.

MOTION: DEAR  
SECOND: SPENCE  
AYES: CLOSE, DEAR, FINLAY, KNABE, KUEHL, McCALLUM,  
SPENCE, GLADBACH

NOES: NONE  
ABSTAIN: NONE  
ABSENT: KREKORIAN  
MOTION PASSED: 8/0/0

## 8 PROTEST HEARING(S)

None.

## 9 OTHER ITEMS

The following item was called up for consideration:

- a. Fiscal Year 2014-15 Audit Report.

The E.O. summarized the staff report on the Fiscal Year 2014-15 Audit Report. The E.O. stated that Michael Ludin, Certified Public Accountant, White Nelson Diehal Evans LLP, was in the audience to answer any questions the Commission may have. The Commission had no questions for Mr. Ludin.

The Commission took the following action:

- Received and filed the audited financial statements for fiscal year ending June 30, 2015.

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

## 9 OTHER ITEMS

The following item was called up for consideration:

- b. Proposed Amendments to Policy Concerning Proposals Requesting an Out-of-Agency Service Extension or Exemption Pursuant to Government Code Section 56133 and 56134.

The E.O. summarized the staff report on Proposed Amendments to Policy Concerning Proposals Requesting an Out-of-Agency Service Extension or Exemption Pursuant to Government Code Section 56133 and 56134.

The Commission took the following action:

- Adopted the draft policy as amended (Proposals Requesting an Out-of-Agency Service Extension or Exemption Pursuant to Government Code Section 56133 and 56134);
- Directed the Executive Officer to post the adopted policy on the Commission website; and
- Directed the Executive Officer to transmit a copy of the adopted policy to the County of Los Angeles as well as all cities and special districts in the county.

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

## 9 OTHER ITEMS

The following item was called up for consideration:

- c. Hidden Creeks Estates Project – Status Report.

The E.O. summarized the staff report on Hidden Creeks Estates Project – Status Report.

The E.O. noted, after the posting of the Agenda, staff received a letter from Wayne Avrashow, an attorney who represents Applicant (Forestar (USA) Real Estate Group Inc.), stating the Applicant agrees in response to LAFCO's letter dated March 2, 2016 (included in the Agenda Package). A copy of Mr. Avrashow's letter, dated March 7, 2016, was provided to each of the Commissioners.

The E.O. stated that Mr. Avrashow was in the audience to answer any questions the Commission may have. The Commission did not have any questions for Mr. Avrashow.

The E.O. stated the Applicant agrees to wait until after September 2016 to request that this item be scheduled for a Commission hearing.

The Commission took the following action:

- Received and Filed.

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

#### 10 COMMISSIONERS' REPORT

Commissioner McCallum asked if the Agenda Package can be sent electronically instead of receiving a "hard copy" of the Agenda Package via U.S. mail. The E.O. stated he would ask each of the Commissioners who are interested in receiving the Agenda Package electronically via e-mail notification.

#### 11 EXECUTIVE OFFICER'S REPORT

The E.O. stated that each of the Commissioners received a copy of the, "News from the Board of Directors, CALAFCO Quarterly."

The E.O. noted that the CALAFCO "2015-2016 Association Strategic Plan 2015 Dashboard Review" was also included in the Agenda Package at the request of Commissioner McCallum.

The E.O. reminded the Commissioners to submit, if they haven't done so already, their Form 700, Fair Political Practices Commission (FPPC) statement, by April 1<sup>st</sup>.

#### 12 PUBLIC COMMENT

None.

#### 13 FUTURE MEETINGS

April 13, 2016  
May 11, 2016 (will be held in room 374B)

Minutes  
March 9, 2016  
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June 8, 2016 (will be held in room 374B)  
July 13, 2016

14 FUTURE AGENDA ITEMS

None.

15 ADJOURNMENT MOTION

On motion of Commissioner Finlay, seconded by Supervisor Kuehl, the meeting was adjourned at 9:20 a.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Novak", is positioned above the printed name.

Paul A. Novak, AICP, Executive Officer

**RESOLUTION NO. 2016-07RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 1075 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 0.762± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1075 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 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 March 9, 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 March 9, 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. 1075 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 it 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 0.762± acres, is uninhabited, and is assigned the following short form designation:  
  
"Annexation No. 1075 to the Santa Clarita Valley Sanitation District of Los Angeles County".
- 5. Annexation No. 1075 to the Santa Clarita Valley Sanitation District of Los Angeles County is hereby approved, subject to the following terms and conditions:

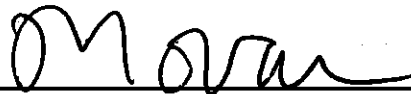
- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action 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 9<sup>th</sup> day of March 2016.

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

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



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Paul A. Novak, AICP  
Executive Officer

**RESOLUTION NO. 2016-08RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 1076 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 0.4± acres of uninhabited territory and is assigned the following distinctive short-form designation:

"Annexation No. 1076 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 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 March 9, 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 March 9, 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. 1076 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 0.4± acres, is uninhabited, and is assigned the following short form designation:  
  
"Annexation No. 1076 to the Santa Clarita Valley Sanitation District of Los Angeles County".
- 5. Annexation No. 1076 to the Santa Clarita Valley Sanitation District of Los Angeles County is hereby approved, subject to the following terms and conditions:

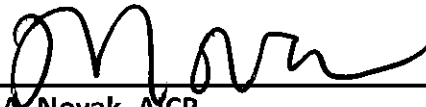
- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action 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 9<sup>th</sup> day of March 2016.

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

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

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

Paul A. Novak, AICP  
Executive Officer

**RESOLUTION NO. 2016-09RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 745 TO THE LOS ANGELES COUNTY SANITATION DISTRICT NO. 21;  
(AMENDMENT TO THE LOS ANGELES COUNTY SANITATION DISTRICT NO. 21  
SHERE OF INFLUENCE)"**

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 City of La Verne; and

WHEREAS, the proposed annexation consists of approximately 25.260± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 745 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 a proposed pharmaceutical manufacturing facility; and

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

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

WHEREAS, even though a public hearing is not required for the Proposal, a public hearing is nevertheless required for the proposed SOI amendment(s), pursuant to Government Code Section 56427; and

WHEREAS, the Executive Officer has given notice of the public hearing for the proposed Sphere of Influence Amendment pursuant to Government Code Sections 56150-56160, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on February 12, 2016, which is at least 21 days prior to the public hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

WHEREAS, on March 9, 2016, this Commission considered the Proposal and the report of Executive Officer, and heard and received all oral and written testimony, objections, and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to the Sphere of Influence Amendment.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 745 to the Los Angeles County Sanitation District No. 21, pursuant to California Environmental Quality Act (CEQA) the Commission considered the Mitigated Negative Declaration prepared and adopted by the City of La Verne, as lead agency, on April 2012, and Gilead La Verne Campus project, Addendum to the La Verne Technology Center Initial Study-Mitigated Negative Declaration adopted by the City of La Verne as lead agency, on July 2014, together with any comments received during the public review process; 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 Mitigated Negative Declaration; and adopts the mitigation monitoring program for the project, finding that the mitigation monitoring program is adequately designed to ensure compliance with the mitigation measures during project implementation as applicable to the responsible agency.

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 make determinations upon the proposed annexation proposal without notice and hearing and may waive protest proceedings relative to the proposed annexation.

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

3. The Commission hereby amends the Sphere of Influence of the Los Angeles County Sanitation District No. 21 and makes the following determinations in accordance with Government Code Section 56425:

a. Present and Planned Land Uses in the Area

The future planned land use is being developed to include one pharmaceutical manufacturing facility.

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

The affected territory is located within the City of La Verne. 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. The affected territory will be developed to include one pharmaceutical manufacturing facility which requires organized governmental services. The affected territory will require governmental facilities and services indefinitely.

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

The current permitted capacity of the JOS is 630.2 mgd. On July 12, 1995, the Board of Directors of District No. 2 approved the 2010 Master Facilities Plan and certified the associated EIR. The 2010 Plan addresses the sewerage needs of the

JOS service area through the year 2010 and the services planned to meet those needs. The 2010 plan allows the capacity of the JOS to increase to 630.2 mgd by 2010.

d. Existence of Any Social or Economic Communities of Interest

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

e. Disadvantaged Unincorporated Communities

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

f. Determination of the Services of the Existing District

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

4. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.

5. The affected territory consists of 25.260± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 745 to the Los Angeles County Sanitation District No. 21".

6. Annexation No. 745 to the Los Angeles County Sanitation District No. 21 is hereby approved, subject to the following terms and conditions:

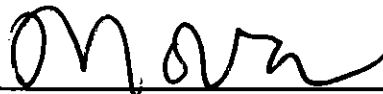
- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action 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 Los Angeles County Sanitation District No. 21.

- 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.
7. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the District.
8. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, *et seq.*

PASSED AND ADOPTED this 9<sup>th</sup> day of March 2016.

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

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



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Paul A. Novak, AICP  
Executive Officer

**RESOLUTION NO. 2016-10RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"REORGANIZATION NO. 2013-04 TO THE CITY OF ROLLING HILLS AND AMENDMENTS TO THE  
CITY OF ROLLING HILLS, CITY OF RANCHO PALOS VERDES, CITY OF ROLLING HILLS ESTATES,  
AND RIDGECREST RANCHOS RECREATION AND PARK DISTRICT SPHERES OF INFLUENCE (SOI)"**

WHEREAS, the City of Rolling Hills (City) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for reorganization and sphere of influence amendments of territory herein described to the City of Rolling Hills, City of Rancho Palos Verdes, City of Rolling Hills Estates, and Ridgecrest Ranchos Recreation and Park District, and detachment of Parcel 1 and 2 from the City of Rolling Hills, annexation of Parcel 1 to the City of Rancho Palos Verdes and Ridgecrest Ranchos Recreation and Park District and Parcel 2 to the City of Rolling Hills Estates, all within the County of Los Angeles (County); and

WHEREAS, the proposed reorganization consists of approximately 0.54± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Reorganization No. 2013-04 to the City of Rolling Hills"; and

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

WHEREAS, the principal reason for the proposed reorganization, as stated by applicant, is to "clean up" public right-of-way boundary issues; and

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

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

WHEREAS, even though a public hearing is not required for the Proposal, a public hearing is nevertheless required for the proposed SOI amendments, pursuant to Government Code Section 56427; and

WHEREAS, the Executive Officer has given notice of the public hearing for the proposed Sphere of Influence Amendments pursuant to Government Code Sections 56150-56160, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on February 11, 2016, which is at least 21 days prior to the public hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

WHEREAS, on March 9, 2016, this Commission considered the Proposal and the report of Executive Officer, and heard and received all oral and written testimony, objections, and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to the Sphere of Influence Amendments.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, acting in its role as a responsible agency with respect to Reorganization No. 2013-04 to the City of Rolling Hills, finds that this reorganization is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15320 because it consists of a reorganization of local government agencies where the changes do not change the geographical area in which previously existing powers are exercised. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.
2. Pursuant to Government Code Section 56662(a), the Commission hereby finds and determines that:
  - a. The territory encompassed by the reorganization is uninhabited; and
  - b. Pursuant to Government Code Sections 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceedings for the proposed reorganization, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

- c. The reorganization was accompanied by satisfactory proof that all owners of land within the affected territory have given their written consent to the proposal.

Based thereon, pursuant to Government Code Section 56662(a), the Commission may make determinations upon the proposed reorganization proposal without notice and hearing and may waive protest proceedings relative to the proposed reorganization.

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

3. The Commission hereby amends the Spheres of Influence of City Rolling Hills, City of Rancho Palos Verdes, City of Rolling Hills Estates, and Ridgecrest Ranchos Recreation and Park District so as to exclude Parcel 1 and 2 of the affected territory described in Exhibit "A" and "B" from the City of Rolling Hills SOI, include Parcel 1 of the affected territory described in Exhibit "A" and "B" within the City of Rancho Palos Verdes SOI and Ridgecrest Ranchos Recreation and Park District SOI, and include Parcel 2 of the affected territory described in Exhibit "A" and "B" within the City Rolling Hill Estates SOI and makes the following determinations in accordance with Government Code Section 56425:

- a. Present and Planned Land Uses in the Area

The present and future planned land use is public right-of-way.

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

The affected territory is located within the City of Rolling Hills. General government services, including animal control, land use planning and regulation, law enforcement, fire protection, flood control, library, vector control, park and recreation, road maintenance, solid waste, street lighting, water, wastewater, and other services are provided by either the city, county, or a special district. The affected territory includes public right-of-way which requires organized governmental services. The affected territory will require governmental facilities and services indefinitely.

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

The City of Rancho Palos Verdes and Rolling Hills Estates currently provide municipal services to many parcels of land. The reorganization would add approximately .54± acres to their respective service areas. Both cities have indicated that they have the ability to provide service to the affected territory once the organization is complete. Ridgecrest Ranchos Recreation and Park District owns and maintains 3 vacated former right-of-way parcels along Crenshaw Blvd. The reorganization would add .18± acres to the district boundary. The additional acreage will not affect the district's ability to maintain the 3 parcels.

d. Existence of Any Social or Economic Communities of Interest

There are no significant social or economic communities of interest within the subject territory. The proposal will have no adverse effect with respect to the fair treatment of people of all races and incomes, or the location of public facilities or services.

e. Disadvantaged Unincorporated Communities

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory. There are no DUCs within the SOIs for the City of Rolling Hills, Rancho Palos Verdes, City of Rolling Hills Estates, or Ridgecrest Ranchos Recreation and Park District.

f. Determination of the Services of the Existing District

The Commission has on file written statement of the functions and classes of service of the City of Rolling Hills, City of Ranchos Palos Verdes, City of Rolling Hills Estates, Ridgecrest Ranchos Recreation and Park District and can establish the nature, location and extent of its classes of service and that it provides water service within its boundary.

4. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.

5. The affected territory consists of 0.54± acres, is uninhabited, and is assigned the following short form designation:

"Reorganization No. 2013-04 to the City of Rolling Hills".

6. Reorganization No. 2013-04 to the City of Rolling Hills is hereby approved, subject to the following terms and conditions:

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

- g. Annexation of Parcel 1 of the affected territory described in Exhibits "A" and "B" to the City of Rancho Palos Verdes and Ridgecrest Ranchos Recreation and Park District.
- h. Annexation of Parcel 2 of the affected territory described in Exhibits "A" and "B" to the City of Rolling Hills Estates.
- i. Detachment of Parcel 1 and 2 of the affected territory described in Exhibits "A" and "B" from the City of Rolling Hills.
- j. Upon the effective date of the reorganization, with respect to Parcel 1, all right, title, and interest of the City of Rolling Hills, including but not limited to, the underlying fee title or easement where owned by the City of Rolling Hills, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City of Rancho Palos Verdes.
- k. Upon the effective date of the reorganization, with respect to Parcel 2, all right, title, and interest of the City of Rolling Hills, including but not limited to, the underlying fee title or easement where owned by the City of Rolling Hills, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain

catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City Rolling Hills Estates.

- l. Upon the effective date of the reorganization, with respect to Parcel 1, the City of Rancho Palos Verdes shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the City of Rolling Hills: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.
- m. Upon the effective date of the reorganization, with respect to Parcel 2, the City of Rolling Hills Estates shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the City of Rolling Hills: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.

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

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

- p. Except to the extent in conflict with "a" through "o", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this reorganization.
7. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" Reorganization No. 2013-04 to the City of Rolling Hills.
8. The Executive Officer is directed to transmit a copy of this resolution to the Cities and District, upon the City of Rolling Hills 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 09<sup>th</sup> day of March 2016.

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

LOCAL AGENCY FORMATION COMMISSION  
FOR THE COUNTY OF LOS ANGELES



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Paul A. Novak, AICP  
Executive Officer