



Local Agency Formation Commission  
for the County of Los Angeles

Commission

Jerry Gladbach  
Chair

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

Alternates

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

Staff

Paul A. Novak, AICP  
Executive Officer

June D. Savala  
Deputy  
Executive Officer

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

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REGULAR MEETING

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

September 14, 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  
Judith Mitchell, Alternate  
Joe Ruzicka, Alternate  
Greig Smith, Alternate

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

Absent:

David Ryu  
Marqueece Harris-Dawson, 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 rise and state for the record the Commissioner to whom such campaign contributions were made and the item of their involvement (None).

4 SWEARING-IN OF SPEAKER(S)

The Executive Officer swore in two (2) members of the audience who planned to testify.

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

None.

6 CONSENT ITEM(S) – OTHER

The Commission took the following actions under Consent Items:

- a. Approved Minutes of August 10, 2016.
- b. Approved Operating Account Check Register for the month of August 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. 1077 to the Santa Clarita Valley Sanitation District of Los Angeles County; Resolution No. 2016-39RMD.
- e. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 747 to the Los Angeles County Sanitation District No. 21; Resolution No. 2016-40RMD.

- f. Adopted 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. 2016-41RMD.

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

7 PUBLIC HEARING(S)

None.

8 PROTEST HEARING(S)

None.

[Supervisor Knabe arrived at 9:05 a.m.]

9 OTHER ITEMS

The following item was called up for consideration:

- a. Sativa County Water District – Commission Update.

The E.O. noted that there was new information since the staff report was finalized. The Sativa Water District (Sativa or District) successfully concluded its Proposition 218 rate increase process, and water rates will increase \$10 per month, from a flat rate of \$55 per month to \$65 per month, starting October 1, 2016. The District provided LAFCO with a monthly statement from the Local Agency Investment Fund (LAIF) confirming a reserves balance of \$484,050. The District provided a financial and rate analysis prepared by Kosmont Transactions Services in December 2015, and provided copies of the reports prepared by CivilTech in 2014 relative to infrastructure planning and long-term needs of the District. Supervisor Mark Ridley-Thomas submitted a letter to the District, encouraging the District to work with County Public Works staff in the Integrated Regional Water Management (IRWM) Program to secure grant funding.

The E.O. stated that the Commissioners also received copies of the letters from the District provided to LAFCO over the past 18 months.

The E.O. summarized the staff report on the Sativa County Water District.

Chair Gladbach asked if members from the public wanted to testify. Two (2) members of the audience, who were previously sworn-in, came before the Commission to testify.

Thomas Martin (General Manager, Sativa County Water District) stated that there has been progress by the District over the last 18 months. Mr. Martin stated he became General Manager in March of 2015. Mr. Martin stated that the District is currently working with the State Water Resources Control Board, which has determined that a new well is critical for the District. Mr. Martin stated that the District hired a grant writer, who will assist the District to obtain grant funding for the construction of the new well. Mr. Martin noted that previously the District had no water standards, and the District has now implemented new water standards.

Maria Garza (Administrative Manager, Sativa County Water District) stated she has been a full-time employee since November of 2015. Ms. Garza stated that the District has migrated from "paper" to "digital" payroll and billing. The District now utilizes accounting and bookkeeping software. The District's Board adopted a budget this fiscal year, and now the Board members receive monthly profit and loss reports.

[Supervisor Antonovich arrived at 9:10 a.m.]

Mr. Martin stated that effective October 1, 2016, there will be a \$10 water rate increase. The District is also seeking a private loan for the construction of a new water well due to aging infrastructure. The District hosted several town hall meetings about the funding required for the new well. Mr. Martin stated the community was active in those meetings, and they were well received. Mr. Martin thanked the Commission for providing the opportunity for the District to become a viable district. Mr. Martin stated the District is currently working with State Assembly member Mike Gibson, via Supervisor Ridley-Thomas, to obtain funding to hire a grant writer.

Chair Gladbach asked if the Commission had any questions.

Supervisor Knabe asked what is the projected revenue for the \$10 water rate increase. Ms. Garza stated it would be an increase of \$200,000 in revenue per year. This increased revenue will help pay for debt service from secured loans, and help pay for increased costs of doing business, due to 3% inflation. The water rate increase will continue to increase each year according to the Consumer Price Index (CPI).

Commissioner Dear asked where does the District obtain its water. Mr. Martin stated that the District's water source is 100% groundwater. Commissioner Dear asked if the District has

implemented any goals for reducing water consumption. Mr. Martin stated the District has a 25% reduction goal, and over the last three years, the District has achieved a 19% reduction. The District is promoting conservation, and gives warnings and citations to residents as needed.

Commissioner Spence asked what percentage of customers are behind in payments. Ms. Garza stated that between 8% to 12% of their customers pay late, but the District works with the residents, because these residents are within a disadvantaged area, and most of these residents are on fixed incomes. Commissioner Spence asked how is the District addressing those late payments. Ms. Garza stated the District has now set-up online payments and a pay-by-phone process, whereas before, the District only accepted payment by cash or check. Revenues have decreased from late fees now that the District has implemented more convenient payments options. Mr. Marin stated the District charges an \$18 late fee to discourage late payments. Commissioner Spence asked how many connections are turned-off due to non-payment. Ms. Garza stated about 3-4 service connections are turned-off per month with proper notification or residents set-up payment arrangements with the District.

The E.O. swore in Luis Landeros (Board President, Sativa County Water District). Mr. Landeros stated he started with the District in 2011 as an elected official. He has tried to restructure the District and "clean up" the mismanagement that had plagued the District since the Year 2000s. Mr. Landeros stated that the District is moving in a positive direction with all new directors and is complying with LAFCO's direction. Mr. Landeros stated he is confident that the District will continue to provide potable water to the Willowbrook area. Mr. Landeros noted that the District is currently working with the Water Replenishment District of Southern California to secure a new treatment plant and build a new water well, and they should be fully operational by Spring of 2017. Mr. Landeros thanked the Commission.

Commissioner Close asked how many employees the District has. Mr. Martin stated there are 6 full-time employees and 1 part-time employee.

Commissioner Close asked why the District hasn't considered merging with another water district or water entity. Mr. Martin stated that there has not been any recent study conducted regarding the District to merge with another water entity. The residents of the District want local control of the area, and believe if a larger water district would take over the area, their water rates would increase drastically and the level of customer service would diminish.

Commissioner Close asked how small is 1,600 water service connections in Los Angeles County. The E.O. stated the 1,600 connections is relatively small. The E.O. stated when a consultant prepared the Municipal Service Review back in 2014, it was recommended that the Sativa County Water District be consolidated with the Central Basin Municipal Water District (Central Basin). The E.O. noted that it was an awkward fit since Central Basin is a wholesale water district, and Sativa is a retail water district. Other candidates for consolidation were two private water companies, but there was concern about lack of local representation; and the City

of Compton's Water Utility Division, but the City of Compton is not in position to acquire additional water connections. The E.O. stated that, at this time, there is no ideal opportunity for the District to consolidate with another provider.

Supervisor Kuehl asked what are the District's limitations for the District to install water meters. Mr. Landeros stated the main concern is the expense of installing water meters. Mr. Landeros stated he thinks meters are necessary, and it would keep residents accountable for their water usage. At this point, however, the District's priority is to get a new well.

Commissioner Finlay asked how many people does the District service. Mr. Landeros stated that there are approximately 11,000 people who live within the District. Commissioner Finlay asked how many service vehicles are there. Mr. Landeros stated there are two service vehicles and one vehicle is for the General Manager to conduct official business. Commissioner Finlay asked how long are each of the District's Board meetings. Mr. Landeros stated that the Board meets twice a month with a duration of about two hours per meeting with a stipend of \$150 per meeting. Commissioner Finlay asked if the District has tried to get back the Christmas bonuses from people who previously sat on the District's Board. Mr. Landeros stated that it would cost more money in legal fees to prosecute the parties involved than would be recovered. Mr. Landeros stated that meters are necessary, but unpopular with the residents of the District. Commissioner Finlay stated that water meters should be a priority and not a new well. Mr. Landeros stated that one of the District's wells is over 70 years, and is off-line, and the District is in need of a new well. Mr. Landeros stated that the District will look into getting new meters installed within the next two years. Commissioner Finlay suggested that Sativa report back to the Commission. The E.O. stated there is no action before the Commission other than to receive and file, but the Commission can request an update from the District.

Commissioner Spence asked about the water quality within the wells. Mr. Landeros stated that there are elevated levels of manganese, a mineral that occurs naturally. Manganese is occurring in the Central Basin area, and it's not just a problem for Sativa but for other surrounding water entities. The District is currently working with the Water Replenishment District of Southern California to build a new treatment plant to clean up the manganese within the well. Mr. Landeros stated that the water does meet State water standards. Commissioner Spence asked is there is a system in place if one of the water wells fails. Mr. Landeros stated that if one well fails there is another well in place. If both wells did not work, the District has an emergency connection with the City of Compton.

Commissioner Spence asked why the Board needs to meet twice a month. Mr. Landeros stated that it is how the District's Board was established originally. Mr. Landeros stated it has helped to meet twice a month, and get direction from the Board on how to proceed with the District's business, especially since the District has been working diligently with LAFCO to address LAFCO's concerns. Mr. Landeros stated he will look into reducing the amount of Board meetings to every other month or quarterly.

Commissioner Mitchell asked if the members of the Board, who previously received Christmas bonuses, are still on the Board. Mr. Landeros said no. There is only one long-term employee who is still with the District. This person is an office clerk who has been with the District for 26 years.

Commissioner Mitchell stated she would like to see the District have water meters installed. Commissioner Mitchell mirrored Commissioner Finlay's suggestion for the Commission to have an annual review of the District and report back to the Commissioner in one year.

The E.O. stated this concludes the quarterly reporting to the Commission, and he will work with the District to get a progress report and report back to Commission in one year.

Chair Gladbach commended the District for all the work accomplished, but noted that the Commission still has concerns regarding the lack of water meters.

The Commission took the following action:

- Received and Filed.
- Directed staff to report back to the Commission in (1) one year for a Status Update on the Sativa County Water District.

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

## 9 OTHER ITEMS

The following item was called up for consideration:

- b. Hidden Creek's Estates – Status Report.

The E.O. summarized the staff report on Hidden Creek's Estates.

The Commission took the following action:

- Received and Filed.

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

## 9 OTHER ITEMS

The following item was called up for consideration:

- c. Annual Election of Commission Officers.

The E.O. summarized the staff report on Annual Election of Commissioner Officers.

The Commission took the following action:

- Designated Commissioner Gladbach as Chair, Commissioner Donald Dear as First Vice-Chair, and Commissioner McCallum as Second Vice-Chair.

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

## 9 OTHER ITEMS

The following item was called up for consideration:

- d. Legislative Update.

The E.O. stated there were two updates from when the staff report was finalized. SB 1266,



introduced by Senator McGuire regarding notification of Joint Powers Authority (JPA) formation was signed by the Governor in August. Starting January 1<sup>st</sup>, whenever a new JPA is formed or amended, in addition to notifying the Secretary of State, notice will also need to be made to LAFCOs. SB 1374, introduced by Senator Lara, regarding the creation of the “Lower Los Angeles River Recreation and Park District,” was sent to the Governor for signature on September 8<sup>th</sup>. The E.O. thanked Supervisor Knabe for providing a letter of support. The E.O. stated that a provision was made that an application to form the district must be filed with LAFCO by 2019.

Supervisor Knabe asked the E.O. to provide to the Commission, the proposed boundaries of Lower Los Angeles River Recreation and Park District. The E.O. stated he would provide a map of the proposed boundaries.

The Commission took the following action:

- Received and Filed the Legislative Report.

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

#### 10 COMMISSIONERS' REPORT

None.

#### 11 EXECUTIVE OFFICER'S REPORT

The E.O. announced that Los Angeles City Council President Herb Wesson appointed Councilmember David Ryu, as the LAFCO voting Commissioner, and Councilmember Marqueece Harris-Dawson as the Alternate LAFCO Commissioner.

At the request of the City of Los Angeles Council Chair, the E.O. said that he made a presentation to the Venice Neighborhood Council on September 8<sup>th</sup> about a potential special reorganization wherein Venice would secede from the City of Los Angeles and become a new city. An article from “Curbed LA” was provided to the Commission.

At their invitation, the E.O. said that he made a presentation to the Los Angeles County Civil

Minutes  
September 14, 2016  
Page 10

Grand Jury about the LAFCO process. The presentation was 30 minutes and it was followed by a series of questions from members of the Grand Jury. The E.O. stated the meeting was productive, and that the members asked general questions relating to LAFCO and the LAFCO process.

12 PUBLIC COMMENT

None.

13 FUTURE MEETINGS

October 12, 2016  
November 9, 2016 (at 8:30 a.m.)  
December 14, 2016  
January 11, 2017

14 FUTURE AGENDA ITEMS

None.

15 ADJOURNMENT MOTION

On motion of Commissioner Finlay, seconded by Commissioner Dear, the meeting was adjourned at 9:59 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Novak", written in a cursive style.

Paul A. Novak, AICP, Executive Officer

**RESOLUTION NO. 2016-39RMD  
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 14<sup>th</sup> day of September 2016.

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

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



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

**RESOLUTION NO. 2016-40RMD  
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 14<sup>th</sup> day of September 2016.

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

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



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

**RESOLUTION NO. 2016-41RMD  
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, Lebata 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. Leбата, 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 14<sup>th</sup> day of September 2016.

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

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



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