

Commission

Voting Members

Jerry Gladbach  
Donald Dear  
Gerard McCallum  
Kathryn Barger  
Richard Close  
Margaret Finlay  
Janice Hahn  
David Ryu  
David Spence

Alternate Members

Lori Brogin-Falley  
Marqueece  
Harris-Dawson  
Sheila Kuehl  
Judith Mitchell  
Joseph Ruzicka  
Greig Smith

Staff

Paul A. Novak, AICP  
Executive Officer

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

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

## LOCAL AGENCY FORMATION COMMISSION MEETING AGENDA

Wednesday, March 8, 2017  
9:00 a.m.

### Room 374A

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

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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.

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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 February 8, 2017.
- b. Operating Account Check Register for the month of February 2017.
- c. Receive and file update on pending proposals.
- d. Annexation No. 424 to the Los Angeles County Sanitation District No. 14, and Mitigated Negative Declaration.
- e. Annexation No. 425 to the Los Angeles County Sanitation District No. 14, and Mitigated Negative Declaration.
- f. Annexation No. 2008-09 (37-29) to the Los Angeles County Waterworks District No. 37 - Acton, and Negative Declaration.

**7. PUBLIC HEARING(S)**

- a. Reorganization No. 2015-14 to the City of Pomona (Franciscan Place), and Negative Declaration.

**8. PROTEST HEARING(S)**

- a. Annexation No. 1080 to the Santa Clarita Valley Sanitation District of Los Angeles County, and California Environment Quality Act (CEQA) exemption.

**9. OTHER ITEMS**

- a. Proposed Budget Fiscal Year 2017-2018.
- b. Hidden Creeks Estates – Status Report.
- c. 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**

April 12, 2017

May 10, 2017

June 14, 2017

July 12, 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

Voting Members

Jerry Gladbach  
Donald Dear  
Gerard McCallum  
Kathryn Barger  
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REGULAR MEETING

MINUTES OF THE LOCAL AGENCY FORMATION COMMISSION

FOR THE COUNTY OF LOS ANGELES

February 8, 2017

Present:

Jerry Gladbach, Chair

Kathryn Barger  
Richard Close  
Donald Dear  
Margaret Finlay  
Gerard McCallum  
David Ryu  
David Spence

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

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

Absent:

Janice Hahn

Marqueece Harris-Dawson, Alternate  
Sheila Kuehl, Alternate

1 CALL MEETING TO ORDER

The meeting was called to order at 9:01 a.m. in Room 381-B of the County Hall of Administration.

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Jerry Gladbach.

WELCOME OF NEW COMMISSIONER

Chair Gladbach stated he was not at the last month's meeting, and welcomed new Commissioner Barger.

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).

The E.O. read an announcement, asking if any Commissioner had received a campaign contribution that would require disclosure and recusal from any item on today's agenda (None).

4 SWEARING-IN OF SPEAKER(S)

The Executive Officer swore in members of the audience who planned to testify (None).

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

None.

6 CONSENT ITEM(S) – OTHER

The E.O. noted that Item 6.b. reflects the Operating Account Check Register for the months of December 2016 and January 2017.

The Commission took the following actions under Consent Items:

- a. Approved Minutes of January 11, 2017.

- b. Approved Operating Account Check Register for the months of December 2016 and January 2017.
- 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. 420 to the Los Angeles County Sanitation District No. 14; Resolution No. 2017-07RMD.
- e. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 423 to the Los Angeles County Sanitation District No. 14; Resolution No. 2017-08RMD.
- f. Adopted the Resolution Making Determination, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 750 to the Los Angeles County Sanitation District No. 21; Resolution No. 2017-09RMD

MOTION:	FINLAY
SECOND:	DEAR
AYES:	BARGER, CLOSE, DEAR, FINLAY, SMITH (ALT. FOR McCALLUM), SPENCE, GLADBACH
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	HAHN, McCALLUM, RYU
MOTION PASSES:	7/0/0

#### 7 PUBLIC HEARING(S)

None.

#### 8 PROTEST HEARING(S)

None.

[Commissioner Ryu arrived at 9:06 a.m.]  
[Commissioner McCallum arrived at 9:07 a.m.]

## 9 OTHER ITEMS

The following item was called up for consideration:

- a. Deputy Executive Officer (DEO); Executive Officer Duties: Position Descriptions and Salary Ranges.

The E.O. summarized the staff report on Deputy Executive Officer (DEO): Executive Officer Duties; Position Descriptions and Salary Ranges.

Commissioner Close asked what the DEO's specific duties would entail. The E.O. stated the DEO will fill-in for the E.O. when the E.O. is unavailable, as well as, managing employees; administrative functions; interactions with Los Angeles County Employee Retirement Association (LACERA); and interactions with outside vendors (attorneys, auditors, and accountants).

Commissioner Close asked where would the new DEO be recruited from. The E.O. stated it is an open recruitment and is being widely advertised.

Commissioner Finlay thanked the E.O. for giving more clarification about the DEO position, and having options regarding the recruitment process.

Chair Gladbach thanked the E.O. for the change from the structure, wherein the DEO contracts with the Commission, to a structure in which the E.O. would have authority over the DEO, not the Commission.

The Commission took the following action:

- Approved the following Position Description and Salary Range:

<u>Position</u>	<u>Salary Range:</u>
Executive Officer	Determined by Commission
Deputy Executive Officer	\$90,000 to \$130,000
Local Govt. Analyst	\$40,000 to \$100,00
GIS/Mapping Technician	\$55,000 to \$80,000
Administrative Assistant/ Secretary/Receptionist/Clerk	\$30,000 to \$55,000

- Determined that the Executive Officer's duties, which currently include negotiating and executing individual employment agreements, and handling compensation issues for all other LAFCO employees, shall now include the DEO position; and
- Authorized the Executive Officer to recruit, hire, and enter into an Employment Agreement with a Deputy Executive Officer, consistent with Position Description and Salary Range in "1," above.

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

## 9 OTHER ITEMS

The following item was called up for consideration:

### b. Legislative Update.

The E.O. noted that the staff report was a brief Legislative Update, as the Legislature is just beginning its work for the year. The E.O. stated that staff was available to answer any questions that the Commission may have.

Commissioner Dear asked what was the unfavorable court decision on the proposed bill concerning Government Code Section 56653 (the second bullet on the staff report). The E.O. stated that the court decision regarding the City of Patterson v. Turlock Irrigation District case addressed whether LAFCOs may approve an annexation even where services are already being provided in the affected territory.

The Commission took the following action:

- Received and Filed.

MOTION: DEAR  
SECOND: FINLAY  
AYES: BARGER, CLOSE, DEAR, FINLAY, McCALLUM, RYU,  
SPENCE, GLADBACH  
NOES: NONE



ABSTAIN: NONE  
ABSENT: HAHN  
MOTION PASSES: 8/0/0

#### 10 COMMISSIONERS' REPORT

Commissioner McCallum stated he attended the Southern Region of CALAFCO meeting on January 23<sup>rd</sup>. Two representatives of the Metropolitan Water District of Southern California gave a presentation about water resources and emergency storage related to the drought. Michael Colantuono with Colantuono, Highsmith & Whatley, gave a presentation about how LAFCOs can minimize litigation claims. Pamela Miller (Executive Director, CALAFCO) gave an overview of the outcome of the CALAFCO Board of Directors meeting regarding new policies and goals.

#### 11 EXECUTIVE OFFICER'S REPORT

The E.O. reported back on Supervisor Barger's question from last month on Workers' Compensation Insurance and confirmed LAFCO has Workers' Compensation for all Commissioners and LAFCO employees. The insurance is provided by the Special District Risk Management Authority (SDRMA), a risk management association affiliated with the California Special Districts Association (CSDA).

The E.O. stated that staff recently received an application from the San Gabriel Valley Mosquito and Vector Control District (SGVMVCD) to annex the entire City of Pasadena into the SGVMVCD boundary.

The E.O. noted that all non-County Commissioners, on advice from the accountants, that are not covered by LACERA, will now have Social Security taxes (approximately \$9) deducted from monthly stipends.

The E.O. noted a copy of a letter (provided to each of the Commissioners) from Kathy Rollings-McDonald who thanked the E.O. for his LAFCO 101 presentation which was held in the Inland Empire. There were about 70 people in attendance.

Commissioner Spence asked what is the status of the City of Vernon (City) being annexed into the Greater Los Angeles County Vector Control District (GLACVCD or District) boundary. The E.O. stated that the City has requested that the GLACVCD support the annexation into the District's boundary. The City is entirely surrounded by cities that are already within the GLACVCD boundary. The GLACVCD did a preliminary cost-benefit analysis, which indicated the District would receive approximately \$11,000 in assessments, and there would be a cost of \$30,000 to \$40,000 per year to provide mosquito and vector control services to the City. GLACVCD representatives also have concerns about obtaining access to properties in a city

where there are several large property holders. The E.O. stated that LAFCO staff met with Keith Allen, Health Director with the City of Vernon Health & Environment Control Department, and Truc Dever, General Manager of the GLACVCD. Based on the discussion of that meeting, it was agreed upon to send a letter from the District to the City addressing questions and concerns about the proposed annexation. The E.O. stated that LAFCO staff has been asked to conduct a presentation at the Vernon Chamber of Commerce (VCC) to provide public outreach to the business owners within the City. The GLACVCD Chair requested to attend that meeting at the VCC. The E.O. stated he's working with the involved parties to resolve all issues, and hopefully the proposed annexation of the entire City of Vernon will go back to the GLACVCD Board in April or May for approval.

Commissioner Finlay asked what is the maximum amount of assessment the GLACVCD can charge per parcel. The E.O. stated the maximum the GLACVCD can charge per parcel is \$22. The current assessment is around \$11 per parcel. If the GLACVCD wanted to charge more than \$22 in assessments, it would require a Proposition 218 vote by the registered voters of the City. The E.O. stated that the GLACVCD staff is also looking at ways to garner additional revenue to provide mosquito and vector control services to the City.

Commissioner Close asked if LAFCO has the authority to force annexation. The E.O. stated that LAFCO can initiate a proposal to annex but if the City or the District did not want to annex, it could be vetoed by either party. The E.O. stated that all parties involved are working diligently to move this annexation forward. LAFCO staff has suggested that the City reach out to their colleagues who sit on the GLACVCD Board. A vector control district's Board consists of a city representative for each city it services, and a County representative for County unincorporated areas. Many of those representatives are City Council members. The E.O. suggested to the City that the best contact would be a peer-to-peer contact from the City Mayor or Council members for each of those cities who sit on the GLACVCD Board.

Commissioner Spence stated that he attended the GLACVCD Board meeting on January 12<sup>th</sup>, and "it was not a positive meeting." Commissioner Spence stated that the Los Angeles River is a breeding ground for mosquitos and hopes there is resolution between the two parties involved (GLACVCD and the City of Vernon). The E.O. stated that the City has one employee who sweeps a portion of the Los Angeles River once a week, and that's the extent of their vector control program.

Supervisor Barger stated that the Los Angeles County Department of Public Health (DPH) may want to weigh-in on this public health issue. Supervisor Barger stated that she hopes there is resolution, as mosquitos don't know boundaries. The E.O. stated he will work with Supervisor Barger's office to obtain contact information at the DPH.

The E.O. stated that proposals have been filed with LAFCO to annex the cities of Baldwin Park, South Pasadena, and Pasadena into the San Gabriel Valley Mosquito & Vector Control District's

boundary. If all of those cities are approved by LAFCO, the City of Vernon would be the only city within the County not within a vector control district (other than the City of Long Beach which has an active and robust city vector control program).

Commissioner Finlay asked what the population of the City of Vernon is. The E.O. stated there were originally 112 residents who lived within the City, but with a newer apartment complex constructed, the current population rose to over 200 residents.

## 12 PUBLIC COMMENT

None.

## 13 FUTURE MEETINGS

March 8, 2017  
April 12, 2017  
May 10, 2017  
June 14, 2017

## 14 FUTURE AGENDA ITEMS

None.

## 15 ADJOURNMENT MOTION

On motion of Commissioner Finlay, seconded by Commissioner Spence, the meeting was adjourned at 9:25 a.m.

Respectfully submitted,

Paul Novak, AICP, Executive Officer

8:29 AM

03/01/17

Accrual Basis

# LAFCO 03 Register Report February 2017

Type	Date	Num	Name	Memo	Amount	Balance
<b>10000 Cash Unrestricted</b>						
<b>10003 Operating Account</b>						
Bill Pmt -Check	02/02/2017	8303	County Counsel	Legal services: Decem...	-4,286.43	-4,286.43
Bill Pmt -Check	02/02/2017	8304	Gina Duche	Bookkeeping: 4.0 Hrs	-100.00	-4,386.43
Bill Pmt -Check	02/02/2017	8305	Office Depot*		-64.94	-4,451.37
Bill Pmt -Check	02/02/2017	8306	David Ryu	Reimbursement for ove...	-19.95	-4,471.32
Bill Pmt -Check	02/09/2017	8307	Certified Records Managment	Storage period 02/01/1...	-281.73	-4,753.05
Bill Pmt -Check	02/09/2017	8308	Charter Communications	Acct # 8245100171576...	-497.49	-5,250.54
Bill Pmt -Check	02/09/2017	8309	CoreLogic	Acct#200-694038-RR6...	-49.92	-5,300.46
Bill Pmt -Check	02/09/2017	8310	CTS Glendale		-1,450.00	-6,750.46
Bill Pmt -Check	02/09/2017	8311	Gina Duche	Bookkeeping: 5.0 Hrs	-125.00	-6,875.46
Bill Pmt -Check	02/09/2017	8312	LACERA	LAFCO OPEB: Jan 20...	-1,906.49	-8,781.95
Bill Pmt -Check	02/09/2017	8313	Promac Imaging Systems Co	Acct#LA07, 12/28/16-0...	-68.87	-8,850.82
Bill Pmt -Check	02/09/2017	8314	Wells Fargo	Bill ID 90136655707, 0...	-380.63	-9,231.45
Check	02/15/2017	DD	Ambar De La Torre	Salary, February 15, 20...	-1,715.24	-10,946.69
Check	02/15/2017	DD	Douglass Dorado	Salary, February 15, 20...	-2,599.18	-13,545.87
Check	02/15/2017	DD	Michael E. Henderson	Salary, February 15, 20...	-1,898.63	-15,444.50
Check	02/15/2017	DD	Patricia Knoebi-Wood	Salary, February 15, 20...	-1,253.42	-16,697.92
Check	02/15/2017	DD	Paul Novak	Salary, February 15, 20...	-4,267.65	-20,965.57
Check	02/15/2017	DD	Alisha O'Brien	Salary, February 15, 20...	-1,995.60	-22,961.17
Check	02/15/2017	DM	Federal Tax Deposit	Payroll Taxes, Februar...	-3,666.70	-26,627.87
Check	02/15/2017	DM	State Income Tax	Payroll Taxes, Februar...	-810.87	-27,438.74
Bill Pmt -Check	02/16/2017	8315	Daily Journal		-75.50	-27,514.24
Bill Pmt -Check	02/16/2017	8316	FedEx*	Acct#1244-7035-8	-48.95	-27,563.19
Bill Pmt -Check	02/16/2017	8317	Gina Duche	Bookkeeping: 5.0 Hrs	-125.00	-27,688.19
Bill Pmt -Check	02/16/2017	8318	League of California Cities	Website job ad	-250.00	-27,938.19
Bill Pmt -Check	02/16/2017	8319	Office Depot*		-76.22	-28,014.41
Bill Pmt -Check	02/16/2017	8320	Paul A. Novak	Reimbursement: APA	-70.00	-28,084.41
Check	02/17/2017	48864...	ADP	EZLaborManager: Febr...	-51.50	-28,135.91
Check	02/17/2017	48839...	ADP	Processing charges for ...	-133.11	-28,269.02
Bill Pmt -Check	02/23/2017	8321	ATT	Acct#990566760, 01/1...	-229.41	-28,498.43
Bill Pmt -Check	02/23/2017	8322	Bank of America*	BoFA 4024 4210 0091 5...	-822.47	-29,320.90
Bill Pmt -Check	02/23/2017	8323	Davis Farr LLP	Client# 74099, Audit F...	-1,200.00	-30,520.90
Bill Pmt -Check	02/23/2017	8324	Gina Duche	Bookkeeping: 5.0 Hrs	-125.00	-30,645.90
Bill Pmt -Check	02/23/2017	8325	LACERA		-9,487.67	-40,133.57
Bill Pmt -Check	02/23/2017	8326	The Lincoln National	LALAFCO-BL-1565902	-202.26	-40,335.83
Check	02/28/2017	31259...	Kathryn Barger	Service: January 2017	-100.00	-40,435.83
Check	02/28/2017	31259...	Lori W. Brogin	Stipend, February 28, 2...	-134.90	-40,570.73
Check	02/28/2017	31259...	Richard Close	Stipend, February 28, 2...	-138.53	-40,709.26
Check	02/28/2017	DD	Donald L. Dear	Stipend, February 28, 2...	-138.53	-40,847.79
Check	02/28/2017	31259...	Margaret E. Finlay	Stipend, February 28, 2...	-138.53	-40,986.32
Check	02/28/2017	31259...	Edward G. Gladbach	Stipend, February 28, 2...	-138.52	-41,124.85
Check	02/28/2017	DD	Gerard McCallum II	Stipend, February 28, 2...	-138.52	-41,263.37
Check	02/28/2017	31259...	Judith Mitchell	Stipend, February 28, 2...	-138.52	-41,401.89
Check	02/28/2017	DD	David E Ryu	Stipend, February 28, 2...	-138.53	-41,540.41
Check	02/28/2017	31259...	Greig L. Smith	Stipend, February 28, 2...	-138.53	-41,678.94
Check	02/28/2017	DD	David Spence	Stipend, February 28, 2...	-138.53	-41,817.47
Check	02/28/2017	DD	Ambar De La Torre	Salary, February 28, 20...	-1,715.25	-41,956.00
Check	02/28/2017	DD	Douglass Dorado	Salary, February 28, 20...	-2,599.19	-43,871.25
Check	02/28/2017	DD	Michael E. Henderson	Salary, February 28, 20...	-1,898.62	-46,270.44
Check	02/28/2017	DD	Patricia Knoebi-Wood	Salary, February 28, 20...	-1,253.42	-48,169.06
Check	02/28/2017	DD	Paul Novak	Salary, February 28, 20...	-4,167.65	-49,422.48
Check	02/28/2017	DD	Alisha O'Brien	Salary, February 28, 20...	-1,995.60	-53,590.13
Check	02/28/2017	DM	Federal Tax Deposit	Salary, February 28, 20...	-233.88	-55,585.73
Check	02/28/2017	DM	Federal Tax Deposit	Payroll Taxes, Februar...	-3,716.69	-55,819.61
Check	02/28/2017	DM	State Income Tax	Salary, February 28, 20...	-860.87	-59,536.30
Total 10003 Operating Account					-60,397.17	-60,397.17
Total 10000 Cash Unrestricted					-60,397.17	-60,397.17
<b>TOTAL</b>					<b>-60,397.17</b>	<b>-60,397.17</b>

AGENDA ITEM NO. 6c - March 8, 2017						
PENDING PROPOSALS AS OF MARCH 1, 2017						
	LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
1	DD Annexation 2006-12 to Los Angeles County Waterworks District No. 40	Land Resource Investors	Annex 20 acres of vacant land located at the northeast corner of Avenue J and 37th Street East, City of Lancaster. Will be developed into 80 single family homes.	Incomplete filing: property tax transfer resolution, registered voter and landowner labels.	5/16/2006	Unknown
2	DD Annexation No. 2006-46 to Los Angeles County Waterworks District No. 40	New Anaverde, LLC	Annex 1,567 acres of vacant land located near Lake Elizabeth Road and Avenue S in the city of Palmdale. Will be developed into 313 single family home.	Incomplete filing: CEQA, registered voter labels, landowner labels, and approved map and legal.	10/5/2006	Unknown
3	DD Annexation No. 2011-17 (2006-50) to Los Angeles County Waterworks District No. 40	Behrooz Haverim/Kamyar Lashgari	Annex 20.62 acres of vacant land located south of Avenue H between 42nd Street West and 45th Street West in the City of Lancaster. To be developed into single family homes	Incomplete filing: property tax transfer resolution, registered voter and landowner labels.	12/1/2006	Unknown
4	DD Annexation 2008-13 to Los Angeles County Waterworks District No. 40	Lancaster School Dist.	Annex 20.47 acres of vacant land located 2 miles west of the Antelope Valley frw. And the nearest paved major streets are ave. H, And Ave. I, in the City of Lancaster. For future construction of a school.	Need BOE fees to place on agenda for approval	9/22/2008	Unknown
5	DD Annexation No. 2008-09 to Los Angeles County Waterworks District No. 37	Watt Enterprises LTD	Annex 272 Acres vacant land located on Escondido Canyon Road (area B) and Hubbard Road (area A) Angeles Forest Highway and Vincent Road	March 8, 2017 agenda	12/5/2008	Apr-2015
6	DD Reorganization 2010-04 Los Angeles County Waterworks District No. 29	Mailtex Partners, LLC	Detach 88 acres of vacant land from the Las Virgenes Municipal Water District and annex same said territory to Los Angeles County Waterworks District No 29 and West Basin Municipal Water District. The project includes future construction of three homes and dedicates open space. The project site is located north of Pacific Coast Highway at the end of Murphy Way, in the unincorporated area adjacent to Malibu.	Notice of Filing sent 07-15-10. Incomplete filing: CEQA. EIR on hold 4-14-15. Applicant requested to keep this file open, pending details how to proceed with the project 04/29/15.	6/9/2010	Unknown
7	DD City of Palmdale Annexation 2010-05	City of Palmdale	49.6 acres located adjacent to residential properties to the southwest, southeast, and separated by the Amargosa Creek to the north.	Notice of Filing sent 1-3-11 Incomplete filing: property tax transfer resolution, insufficient CEQA, unclear pre-zoning ordinance, approved map and legal. Need to include DUC.	10/25/2010	Unknown
8	DD Reorganization 2011-16 (Tesoro del Valle)	Mortalvo Properties LLC	Annexation to NCWD and CLWA SOI Amendments for both ddistricts. 801.53 acres regional access is provided via Interstate 5 (1-5) for north/south travelers from the east, and State Route 126 (SR-126) for travelers from the west. The existing local thoroughfare that provides access to the proposed area is Copper Hill Drive, which can be accessed directly from Tesoro del Valle Drive or Avenida Rancho Tesoro.	Notice of Filing sent 05-31-11. Incomplete filing: property tax transfer resolution. Project has changed ownership. Need new application	5/5/2011	Unknown

		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	DD	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.TTR is in the review process, est BOS Feb 2017	7/15/2014	Unknown
13	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
14	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 transfer resolution, attachment 'A' plan for municipal services, CEQA (NOD), party disclosure, pre-zoning, map of limiting addresses, registered voter info	9/15/2015	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
15	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
16	DD	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
17	DD	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
18	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
19	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.	March 8, 2017 agenda	1/28/2016	Apr-2015
20	DD	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

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
21	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.	Protest, March 8, 2017 agenda	3/8/2016	Mar-2017
22	DD	Annexation No. 2016-31 to the San Gabriel Valley Mosquito and Vector Control District	San Gabriel Valley Mosquito and Vector Control District	Annex 2,221 acres of inhabited territory to the San Gabriel Valley Mosquito and Vector Control District. The affected territory includes the entire City of South Pasadena. Amendments to the SGVMVCD Sphere of Influence to include the entire cities of South Pasadena and Baldwin Park.	Notice of Filing sent 09-08-16 Incomplete filing: property tax transfer resolution, and map and legal not approved.	8/30/2016	Unknown
23	AD	Annexation No. 2016-32 to the San Gabriel Valley Mosquito and Vector Control District	San Gabriel Valley Mosquito and Vector Control District	Annex 4,333 acres of inhabited territory to the San Gabriel Valley Mosquito and Vector Control District. The affected territory includes the entire City of Baldwin Park.	Notice of Filing sent 09-08-16 Incomplete filing: property tax transfer resolution, and map and legal not approved.	8/30/2016	Unknown
24	AD	Annexation 424 to District No. 14	Sanitation Districts	20.24 acres of uninhabited territory. Located on 30th Street West approximately 600 feet north of Avenue I, all within the City of Lancaster.	March 8, 2017 agenda	10/6/2016	Apr-2017
25	AD	Annexation 425 to District No. 14	Sanitation Districts	20.26 acres of uninhabited territory. Located on the northwest corner of Avenue H and Division Street, all within the City of Lancaster.	March 8, 2017 agenda	10/6/2016	Apr-2017
26	AD	Annexation 422 to District No. 14	Sanitation Districts	40.149 acres of uninhabited territory. Located on the northwest corner of Avenue L and 60th Street West, all within the City of Lancaster.	Notice of Filing sent 11-3-16 Incomplete filing: property tax transfer resolution.	11/2/2016	Unknown
27	DD	Reorganization No. 2016-08 to the City of Bradbury	City of Bradbury	2.96 acres of uninhabited territory located east of the intersection of Wild Rose Ave and Deodar Lan, in the City of Monrovia	Notice of Filing sent 11-1-16 Incomplete filing: property tax transfer resolution, additional LAFCO fees, pre-zoning, registered voter info, approved map and legal.	10/25/2016	Unknown
28	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1081	Sanitation Districts	72.46 acres of uninhabited territory. Located on Henry Mayo Drive approximately 400 feet southwest of Commerce Center Drive, all within Unincorporated Los Angeles County.	Notice of Filing sent 12-8-16 Incomplete filing: property tax transfer resolution.	11/23/2016	Unknown
29	DD	Annexation No. 2016-34 to the San Gabriel Valley Mosquito and Vector Control District (entire City of Pasadena)	San Gabriel Valley Mosquito and Vector Control District	14,800 acres of inhabited territory. The entire City of Pasadena is bordered by the City of La Canada Flintridge and the unincorporated communities of La Crescenta-Monrovia, Altadena, and Kinneloa Mesa to the north, the cities of Sierra Madre and Arcadia to the east, the cities of San Marino and South Pasadena to the south, and the cities of Los Angeles and Glendale to the west.	Notice of Filing sent 01-30-16 Incomplete filing: property tax transfer resolution, approved of map and legal	1/25/2017	Unknown
30	AD	Annexation 751 to District No. 21	Sanitation Districts	0.545 acres of uninhabited territory. Located on Foothill Boulevard immediately south of Regis Avenue, all within the City of Claremont.	Notice of Filing sent 02-09-17 Incomplete filing: property tax transfer resolution.	2/2/2017	Unknown
31	AD	Annexation 426 to District No. 22	Sanitation Districts	51.65 acres of uninhabited territory. Located south of Interstate 10 immediately east of Mesquite Lane, all within Unincorporated Los Angeles County.	Notice of Filing sent 02-09-17 Incomplete filing: property tax transfer resolution.	2/2/2017	Unknown
32	AD	Annexation 296 to District No. 15	Sanitation Districts	2.84 acres of uninhabited territory. Located on Turnbull Canyon Road approximately 200 feet north of Las Lomitas Drive, all within Unincorporated Los Angeles County.	Notice of Filing sent 02-09-17 Incomplete filing: property tax transfer resolution.	2/6/2017	Unknown



		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
33	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1084	Sanitation Districts	236.34 acres of uninhabited territory. Located on The Old road immediately west of Interstate 5, approximately 2,500 feet south of Pico Canyon Road, all within unincorporated Los Angeles County.	Notice of Filing sent 02-14-17 Incomplete filing: property tax transfer resolution.	2/13/2017	Unknown

**Staff Report**

**March 8, 2017**

**Agenda Item No. 6.d.**

**Annexation No. 424 to the Los Angeles County Sanitation District No. 14**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	20.24± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 14
Resolution or Petition:	September 15, 2016
Application Filed with LAFCO:	October 6, 2016
Location:	The affected territory is located on the west side of 30 <sup>th</sup> Street West approximately 600 feet north of Avenue I.
City/County:	City of Lancaster
Affected Territory:	The affected territory consists of vacant land. The territory is being developed to include 204 proposed condominium units. The topography is flat.
Surrounding Territory:	Surrounding territory is vacant and commercial.
Landowner(s):	Copper Square Apartments LP
Registered Voters:	0 registered voters as of December 29, 2015
Purpose/Background:	For the District to provide off-site sewage disposal service.
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Within SOI:	Yes
Waiver of Notice/Hearing/Protest:	Yes

CEQA Clearance:	The California Environmental Quality Act (CEQA) clearance is a Mitigated Negative Declaration adopted by the City of Lancaster, as lead agency, on October 1, 2008.
Additional Information:	None

**FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:**

***a. Population:***

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

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

The estimated future population is 537 residents.

The affected territory is 20.24+/- acres. The affected territory consists of vacant land. The territory is being developed to include 204 proposed condominium units.

The assessed valuation is \$2,319,620 as of December 29, 2015.

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

On November 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 is flat.

There are no natural boundaries.

There are no drainage basins on or near the affected territory.

The nearest populated area is 2,500 feet to the south of the affected territory. The affected territory is likely to experience significant growth in the next ten years. The adjacent areas are likely to experience modest growth in the next ten years.

***b. Governmental Services and Controls:***

The affected territory will be developed to include 204 proposed condominium units which require organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of governmental services and controls in the area are acceptable. With respect to sanitary sewage disposal, other than service provided by the District, the only alternative is private septic systems. The cost of sewage disposal by the District versus the cost by septic system is subject to multiple factors and varies widely. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

**c. *Proposed Action and Alternative Actions:***

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

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

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

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

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

**e. *Agricultural Lands:***

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

**f. *Boundaries:***

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

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

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

**g. *Consistency with Regional Transportation Plan:***

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

**h. *Consistency with Plans:***

The proposal is consistent with the existing City of Lancaster General Plan designation of Multi-Residential (MR1).

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. 14.

**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 Lancaster Water Reclamation Plant 2020 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 City of Lancaster General Plan designation of Multi-Residential (MR1).

The proposal is consistent with the existing City of Lancaster zoning designation of Moderate Density Residential (MDR).

**p. *Environmental Justice:***

All of the owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond. The proposal promotes environmental justice, in that there is fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

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

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:**

The CEQA clearance is a Mitigated Negative Declaration adopted by the City of Lancaster, as lead agency, on October 1, 2008. 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 Los Angeles County Sanitation District No. 14 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. 424 to Los Angeles County Sanitation District No. 14.

**RESOLUTION NO. 2017-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 424 TO THE LOS ANGELES COUNTY SANITATION DISTRICT NO. 14"**

WHEREAS, the Los Angeles County Sanitation District No. 14 (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the District, all within the City of Lancaster; and

WHEREAS, the proposed annexation consists of approximately 20.24± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 424 to the Los Angeles County Sanitation District No. 14"; 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 204 proposed condominium units; 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 8, 2017 at 9:00 a.m., at the Business License Commission Hearing Room, Kenneth Hahn Hall of Administration Room 374-A, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on March 8, 2017, 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. 424 to the Los Angeles County Sanitation District No. 14, pursuant to California Environmental Quality Act (CEQA) the Commission considered the Mitigated Negative Declaration prepared and adopted by the City of Lancaster, as lead agency, on October 1, 2008, 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 plan for the project, finding that the mitigation monitoring plan 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, 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 20.24± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 424 to the Los Angeles County Sanitation District No. 14".
5. Annexation No. 424 to the Los Angeles County Sanitation District No. 14 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. 14.
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 8<sup>th</sup> day of March 2017,

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES:


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


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




# **Legend**

 CSD Annexation 14-424

 City of Lancaster

 City of Palmdale

 Los Angeles County Sanitation District No. 14

 Sphere of Influence, CSD 14

## **Annexation No. 424 to County Sanitation District No. 14**

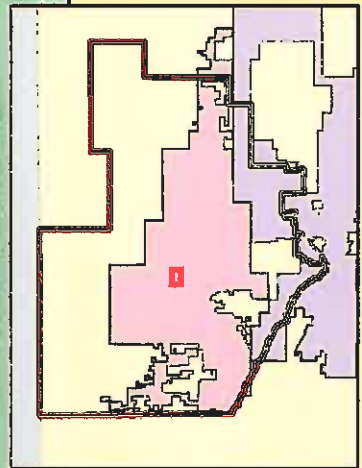


**LAFCO**  
Local Agency Formation Commission  
for the County of Los Angeles

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Feet



March 8, 2017

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**Staff Report**

**March 8, 2017**

**Agenda Item No. 6.e.**

**Annexation No. 425 to the Los Angeles County Sanitation District No. 14**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	20.26± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 14
Resolution or Petition:	September 15, 2016
Application Filed with LAFCO:	October 6, 2016
Location:	The affected territory is located on the northwest corner of Avenue H and Division Street
City/County:	City of Lancaster
Affected Territory:	The affected territory consists of vacant land. The territory is being developed to include one warehouse. The topography is flat.
Surrounding Territory:	Surrounding territory is commercial.
Landowner(s):	Parc Land Holdings LLC
Registered Voters:	0 registered voters as of January 28, 2016
Purpose/Background:	For the District to provide off-site sewage disposal service.
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Within SOI:	Yes
Waiver of Notice/Hearing/Protest:	Yes

CEQA Clearance:	The California Environmental Quality Act (CEQA) clearance is a Mitigated Negative Declaration adopted by the City of Lancaster, as lead agency, on June 4, 2015.
Additional Information:	None

**FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:**

***a. Population:***

The existing population is 0 residents as of January 28, 2016.

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 20.26+/- acres. The affected territory consists of vacant land. The territory is being developed to include one warehouse.

The assessed valuation is \$399,834 as of January 28, 2016.

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

On November 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 is flat.

There are no natural boundaries.

There are no drainage basins on or near the affected territory.

The nearest populated area is 3,000 feet to the west of the affected territory. The affected territory is likely to experience significant growth in the next ten years. The adjacent areas are likely to experience modest growth in the next ten years.

***b. Governmental Services and Controls:***

The affected territory will be developed to include one proposed warehouse which requires organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of governmental services and controls in the area are acceptable. With respect to sanitary sewage disposal, other than service provided by the District, the only alternative is private septic systems. The cost of sewage disposal by the District versus the cost by septic system is subject to multiple factors and varies widely. Service by the District is considered to be more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.



**c. *Proposed Action and Alternative Actions:***

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

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

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

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

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

**e. *Agricultural Lands:***

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

**f. *Boundaries:***

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

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

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

**g. *Consistency with Regional Transportation Plan:***

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

**h. *Consistency with Plans:***

The proposal is consistent with the existing City Lancaster General Plan designation of Heavy Industrial (HI).

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. 14.

**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 Lancaster Water Reclamation Plant 2020 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 City of Lancaster General Plan designation of Heavy Industrial (HI).

The proposal is consistent with the existing City of Lancaster zoning designation of Heavy Industrial (HI).

**p. *Environmental Justice:***

The owner of real property within the affected territory has 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 Disadvantaged Unincorporated Communities (DUCs) immediately east of the affected territory.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:**

The CEQA clearance is a Mitigated Negative Declaration adopted by the City of Lancaster, as lead agency, on June 4, 2015. 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 Los Angeles County Sanitation District No. 14 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. 425 to Los Angeles County Sanitation District No. 14.

**RESOLUTION NO. 2017-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 425 TO THE LOS ANGELES COUNTY SANITATION DISTRICT NO. 14"**

WHEREAS, the Los Angeles County Sanitation District No. 14 (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the District, all within the City of Lancaster; and

WHEREAS, the proposed annexation consists of approximately 20.26± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 425 to the Los Angeles County Sanitation District No. 14"; 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 proposed warehouse; 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 8, 2017 at 9:00 a.m., at the Business License Commission Hearing Room, Kenneth Hahn Hall of Administration Room 374-A, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on March 8, 2017, 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. 425 to the Los Angeles County Sanitation District No. 14, pursuant to California Environmental Quality Act (CEQA) the Commission considered the Mitigated Negative Declaration prepared and adopted by the City of Lancaster, as lead agency, on June 4, 2015, 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 plan for the project, finding that the mitigation monitoring plan 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, 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 20.26± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 425 to the Los Angeles County Sanitation District No. 14".
5. Annexation No. 425 to the Los Angeles County Sanitation District No. 14 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. 14.
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 8<sup>th</sup> day of March 2017.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES:

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






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

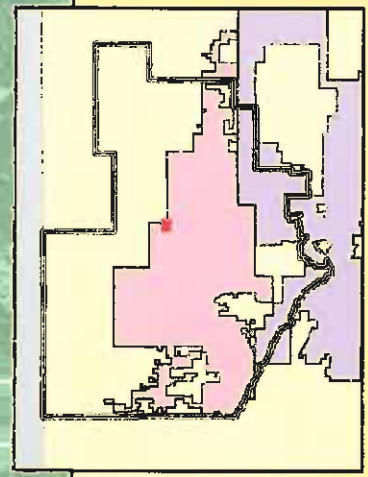
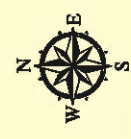




**Legend**

-  CSD Annexation 14-425
-  City of Lancaster
-  City of Palmdale
-  Los Angeles County Sanitation District No. 14
-  Sphere of Influence, CSD 14

**Annexation No. 425 to  
County Sanitation  
District No. 14**



**Staff Report**

**March 8, 2017**

**Agenda Item No. 6.f.**

**Annexation No. 2008-09 (37-29) to the Los Angeles County  
Waterworks District No 37 - Acton**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	272± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Watt Enterprises LTD, LP
Resolution or Petition:	December 5, 2008
Application Filed with LAFCO:	December 5, 2008
Location:	The affected territory is located south of Escondido Road split by Hubbard Road
City/County:	Los Angeles County unincorporated territory (Acton).
Affected Territory:	The affected territory consists of one single-family home and vacant land. There are no plans for further development at this time. The topography is hilly.
Surrounding Territory:	Surrounding the territory is residential and vacant land.
Landowner(s):	Watt Enterprises LTD, LP
Registered Voters:	2 registered voters as of 2-02-17
Purpose/Background:	To place the affected territory into the boundary of the Los Angeles County Waterworks District No. 37, Acton.
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Within SOI:	Yes
A	
Waiver of Notice/Hearing/Protest:	Yes

**CEQA Clearance:**

LAFCO, as lead agency, filed a Notice of Intent to Adopt a Negative Declaration on March 02, 2010 with the County Clerk.

In accordance with the provisions of CEQA, an Initial Study/Negative Declaration was prepared and circulated for public review beginning February 13, 2017. The review period ended on March 5, 2017. Your Commission, acting as lead agency, must consider and adopt the Negative Declaration before it approves this proposal. Comments received, if any, will be provided to your Commission for its consideration along with the Negative Declaration. No comments have been received to date. The applicant has paid all applicable fees for the processing of the Negative Declaration.

**Additional Information:**

None



**FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:**

***a. Population:***

The existing population is 2 residents as of February 1, 2017. The population density is .01 persons per acre.

The estimated future population is 2 residents (no anticipated change).

The affected territory is 272+/- acres. The affected territory consists of one existing single-family home and vacant land. There are no further plans for development at this time.

The assessed valuation is \$677,026 as of February 1, 2017.

The per capita assessed valuation is \$338,513.

On November 1, 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 hilly.

There are no natural boundaries.

There are no drainage basins on or near the affected territory.

The nearest populated area is directly west 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 modest growth in the next ten years.

***b. Governmental Services and Controls:***

The affected territory includes one single-family home and vacant land which require organized governmental services. The affected territory will require governmental services indefinitely.

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 minimal.

***c. Proposed Action and Alternative Actions:***

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

The effect of alternate actions on mutual social and economic interests and on the local governmental structure of the County is minimal.

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

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

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

**e. *Agricultural Lands:***

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

**f. *Boundaries:***

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

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

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

**g. *Consistency with Regional Transportation Plan:***

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

**h. *Consistency with Plans:***

The proposal is consistent with the existing County General Plan designation of Non-Urban (N-1).

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. 37, Acton.

**j. *Comments from Public Agencies:***

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

**k. *Ability to Provide Services:***

On November 1, 2016, the Los Angeles County Board of Supervisors, acting as the governing body of Los Angeles County Waterworks No. 37, Acton, adopted the necessary property tax transfer resolution. The staff report to the Board of Supervisors notes that “[t]his action will allow the Waterworks District to provide water service to the annexed area and will not have any negative impact on existing services or planned projects.”

**l. *Timely Availability of Water Supplies:***

There are no known issues regarding water supply or delivery.

**m. *Regional Housing:***

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

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

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

**o. *Land Use Designations***

The proposal is consistent with the existing County General Plan designation of Non-Urban (N-1).

The proposal is consistent with the existing County zoning designation of Heavy Agriculture (A-2-2).

**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:**

LAFCO, as lead agency, filed a Notice of Intent to Adopt a Negative Declaration on March 02, 2010 with the County Clerk.

In accordance with the provisions of CEQA, an Initial Study/Negative Declaration was prepared and circulated for review beginning February 13, 2017. The review period ended on March 5, 2017. Your Commission, acting as lead agency, must consider and adopt the Negative Declaration before it approves this proposal. Comments received, if any, will be provided to your Commission for its consideration along with the Negative Declaration. No comments have been received to date.

**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 Waterworks District No. 37 - Acton which will be for the interest of landowners and/or present and/or future inhabitants within the district and within the annexation territory.

**Recommended Action:**

1. Consider the Negative Declaration, together with any comments received during the public review process, find that the proposal will not have a significant effect on the environment, find that the Negative Declaration reflects the independent judgement of the Commission, and adopt the Negative Declaration; and
2. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 2008-09 (37-29) to the Los Angeles County Waterworks District No. 37, Acton.

**RESOLUTION NO. 2017-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 2008-09 (37-29) TO THE LOS ANGELES COUNTY  
WATERWORKS DISTRICT NO. 37 - ACTON"**

WHEREAS, the Watt Enterprises LTD, LP 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. 37, Acton, all within the County of Los Angeles (County); and

WHEREAS, the proposed annexation consists of approximately 272± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2008-09 (37-29) to the Los Angeles County Waterworks District No. 37, Acton"; and

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

WHEREAS, the principal reason for the proposed annexation is to place the affected territory into the boundary of the Los Angeles County Waterworks District No. 37, Acton; 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 8, 2017 at 9:00 a.m., at the Business License Commission Hearing Room, Kenneth Hahn Hall of Administration Room 374-A, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on March 8, 2017, 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 lead agency with respect to Annexation No. 2008-09 (37-29) to the Los Angeles County Waterworks District No. 37, Acton, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), the Commission considered the Negative Declaration, together with any comments received during the public review process finds that the proposal will not, have a significant effect on the environment, finds that the Negative Declaration reflects the independent judgment of the Commission, and has adopted the Negative Declaration.
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 272± acres, is uninhabited, and is assigned the following short form designation: " Annexation No. 2008-09 (37-29) to the Los Angeles County Waterworks District No. 37, Acton".
5. Annexation No. 2008-09 (37-29) to the Los Angeles County Waterworks District No. 37, Acton is hereby approved, subject to the following terms and conditions:
  - a. Watt Enterprises LTD, LP 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 Waterworks District No. 37, Acton.
7. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the landowner'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 08<sup>th</sup> day of March 2017.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

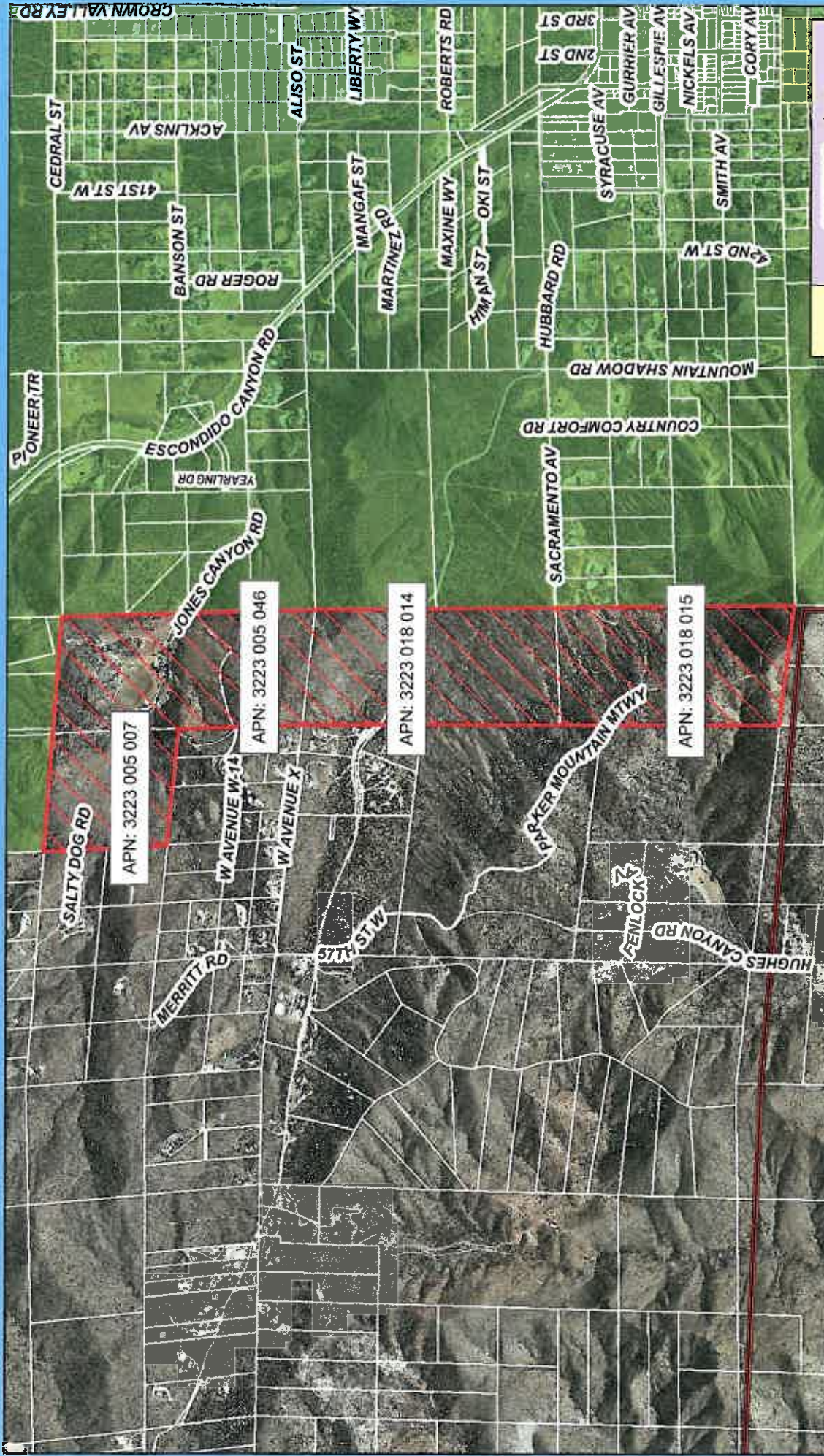
MOTION PASSES: 0/0/0

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

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





## Legend

Annexation 2008-09

City of Palmdale

County Unincorporated

Los Angeles County Waterworks District 37, Acton

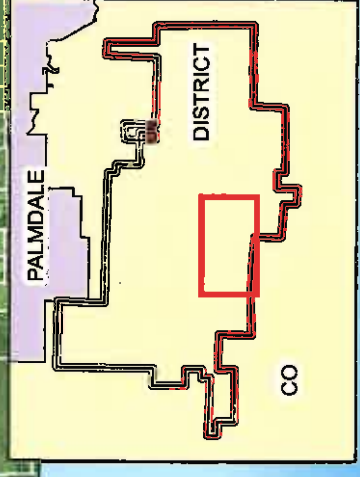
Sphere of Influence, CWWD 37



**LAFCO**  
Los Angeles County Waterworks District 37

## Annexation 2008-09 (37-29) Los Angeles County Waterworks District 37, Acton

1,600 800 0 1,600 Feet



**Staff Report**

**March 8, 2017**

**Agenda Item No. 7.a.**

**Reorganization No. 2015-14 to the City of Pomona (Franciscan Place);  
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  
Sphere 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**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	5.10± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	City of Pomona
Resolution or Petition:	April 20, 2015
Application Filed with LAFCO:	January 28, 2016
Location:	The affected territory is generally located east of Looking Glass Drive, just north of the 60 freeway.
City/County:	City of Diamond Bar
Affected Territory:	The affected territory consists of vacant land. The territory is being developed to include one proposed single-family home. The topography is hilly.
Surrounding Territory:	Surrounding the territory is residential and vacant land.
Landowner:	Vincent Square, LLC
Registered Voters:	0 registered voters as of January 28, 2016



**Purpose/Background:**

The landowner of the affected territory states that the reorganization is necessary to develop one single-family home. There is no direct access to the property from the City of Diamond Bar and the City of Pomona has direct access and the ability to serve once the development occurs.

**Jurisdictional and  
Related Jurisdictional Changes:**

The jurisdictional and related jurisdictional changes as a result of this reorganization include 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 Sphere 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; and withdrawal from the County Public Library System.

**Within SOI:**

The affected territory is within the SOI for the City of Diamond Bar, Greater Los Angeles County Mosquito and Vector Control District, and the Los Angeles County Sanitation District No. 21.

The affected territory is outside the SOI for the City of Pomona and San Gabriel Valley Mosquito and Vector Control District.

A concurrent SOI amendment is being processed with this application, as follows:

Amend the SOI of the City of Diamond Bar and Greater Los Angeles County Vector Control District to exclude the affected territory.

Amend the SOI of the City of Pomona and San Gabriel Valley Mosquito and Vector Control District to include the affected territory.

Although the affected territory is not within any boundary of any sanitation district, it is within the Los Angeles County Sanitation District No. 21 SOI.

Waiver of Notice/Hearing/Protest:	Yes on the basis of the reorganization. Although the Commission may make a determination without public notice and hearing and waive protest proceedings, relative to the proposed reorganization, as described below, a noticed public hearing is required for the proposed SOI amendments, pursuant to Government Code Section 56427.
CEQA Clearance:	The California Environmental Quality Act (CEQA) clearance is a Negative Declaration adopted by the City of Pomona, as lead agency, on October 19, 2015.
Additional Information:	None

**FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:**

***a. Population:***

The existing population is 0 residents as of January 28, 2016.

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

The estimated future population is 2 residents.

The affected territory is 5.10+/- acres. The affected territory consists of vacant land. The territory is being developed to include one single-family home.

The assessed valuation is \$174,183 December 2015.

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

On January 10, 2017, 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 hilly.

There are no natural boundaries.

There are no drainage basins on or near the affected territory.

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 no growth in the next ten years.

***b. Governmental Services and Controls:***

The affected territory will be developed to include one single-family home which requires organized governmental services. The affected territory will require governmental services indefinitely.

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 minimal.



	Current Service Provider	Proposed Service Provider
Animal Control	County Animal Care and Control (under contract)	Same
Fire and Emergency Medical	Consolidated Fire Protection District	Same
Flood Control	County	Same
Library	County Library	City of Pomona
Mosquito & Vector Control	Greater Los Angeles County Vector Control District	San Gabriel Valley Mosquito and Vector Control District
Park and Recreation	City of Diamond Bar	City of Pomona
Planning	City of Diamond Bar	City of Pomona
Police	County Sheriff	Pomona Police Department
Road Maintenance	City of Diamond Bar	City of Pomona
Solid Waste	City of Diamond Bar (private hauler)	City of Pomona (private hauler)
Street Lighting	City of Diamond Bar	City of Pomona
Water	City of Diamond Bar	City of Pomona
Wastewater	None	Sanitation District No. 21

The County will continue to provide animal control and flood control services and Consolidated Fire Protection District will continue to provide fire and emergency medical services to the reorganization area.

Upon approval of the reorganization request, the City of Pomona will provide library services, park and recreation, planning, police, road maintenance, and street lighting, water services as well as solid waste services directly or through contracts. The City will continue to provide adequate services and maintain current service levels. Enhanced service levels will be financed through city general fund revenues or developer fees.

Upon approval of the reorganization, San Gabriel Valley Mosquito Vector Control District will provide mosquito and vector control services, and Los Angeles County Sanitation District No. 21 will provide wastewater services. The special districts will continue to provide adequate services and maintain current service levels.

**c. *Proposed Action and Alternative Actions:***

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

The only alternative action is for the current City of Diamond Bar and City of Pomona boundaries to remain the same. The effect of alternate actions on mutual social and economic interests and on the local governmental structure of the City of Diamond Bar and Pomona is minimal.

**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.

The proposal does not create islands or corridors of unincorporated territory

**g. *Consistency with Regional Transportation Plan:***

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

**h. *Consistency with Plans:***

The proposal is consistent with the existing City of Diamond Bar General Plan designation of Agriculture AG (maximum of 1 dwelling unit per 5 acres).

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

Pursuant to the requirements of Government Code Section 56375(a)(7), Pre-Zoning Ordinance No. 4213 was adopted by the City of Pomona City Council on November 2, 2015. The pre-zoning designation of Single-Family Residence (S-R) is consistent with the City of Pomona General Plan.

**i. *Sphere of Influence:***

The affected territory is within the SOI of the City Diamond Bar, Greater Los Angeles County Mosquito and Vector Control District, and the Los Angeles County Sanitation District No. 21.

The affected territory outside the SOI for the City of Pomona and San Gabriel Valley Mosquito and Vector Control District.

A concurrent SOI amendment is being processed with this application, as follows:

Amend the SOI of the City of Diamond Bar and Greater Los Angeles County Vector Control District to exclude the affected territory.

Amend the SOI of the City of Pomona and San Gabriel Valley Mosquito and Vector Control District to include the affected territory.

Although the affected territory is not within any boundary of any sanitation district, it is within the Los Angeles County Sanitation District No. 21 SOI.

**j. *Comments from Public Agencies:***

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

**k. *Ability to Provide Services:***

The City of Pomona, San Gabriel Valley Mosquito and Vector Control District, and Los Angeles County Sanitation District No. 21 currently provides municipal services to many parcels of land. The reorganization would add one more parcel to the service area. The city and special districts indicated that they have the ability to provide service to the affected territory once the reorganization is complete.

**l. *Timely Availability of Water Supplies:***

There are no known issues regarding water supply or delivery.

**m. *Regional Housing:***

The proposed reorganization has no impact on the achievement of a fair share of regional housing needs of the Cities or County. The County and Cities have agreed to a Regional Housing Needs Assessment (RHNA) allocation transfer of 0 units from the County to the Cities.

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

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

**o. *Land Use Designations***

The proposal is consistent with the existing City of Diamond Bar General Plan designation of Agriculture AG (maximum of 1 dwelling unit per 5 acres).

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

The proposal is consistent with the existing City of Diamond Bar zoning designation of Agriculture AG (maximum of 1 dwelling unit per 5 acres).

Pursuant to the requirements of Government Code Section 56375(a)(7), Pre-Zoning Ordinance No. 4213 was adopted by the Pomona City Council on November 2, 2015. The pre-zoning designation of Single-Family Residence (S-R) is consistent with the City of Pomona General Plan.

***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 a Negative Declaration adopted by the City of Pomona, as lead agency, on October 19, 2015. 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 reorganization consisting solely of both annexation and a detachment 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 reorganization. Based thereon, the Commission may make determinations on the proposed reorganization without notice and hearing, and the Commission may waive protest proceedings.

**PUBLIC HEARING REQUIREMENT FOR SOI AMENDMENT(S):**

Although the Commission may waive the public notice, hearing, and protest relative to the proposed reorganization, as described above, a public hearing is still required for the proposed SOI amendments pursuant to Government Code Section 56427.

Therefore, the recommended actions include a public hearing on the SOI amendments and a waiver of the protest proceedings for the reorganization.

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

***1. Present and Planned Land Uses in the Area***

The affected territory consists of vacant land. The territory is being developed to include one single-family home.

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

The affected territory is currently located within the City of Diamond Bar and is being annexed to the City of Pomona. General government services, including animal control, fire and emergency medical, flood control, library, mosquito and vector control, park and recreation, planning, police, road maintenance, solid waste, street lighting, water, wastewater, and other services are provided by the city, county, and other special districts.

The affected territory will be developed to include one proposed single-family home which requires organized governmental services. The affected territory will require governmental facilities and services indefinitely.

***3. Present Capacity of Public Facilities and Services:***

The City of Pomona and San Gabriel Valley Mosquito and Vector Control District currently provides municipal services to many parcels of land. The reorganization would add one more parcel to the service area. The city and district indicated that they have the ability to provide service to the affected territory once the reorganization is complete.

***4. Social of Economic communities of interest***

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

***5. Disadvantaged Unincorporated Communities:***

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

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

The Commission has on file written statement of the functions and classes of service of the San Gabriel Valley Mosquito and Vector Control District and can establish the nature, location and extent of its classes of service and that it provides mosquito and vector control service within its boundary.

**CONCLUSION:**

Staff recommends approval of the proposal as a logical and reasonable extension of the City of Pomona, San Gabriel Valley Mosquito and Vector Control District, and Los Angeles County Sanitation District No. 21 which will be for the interest of landowners and/or present and/or future inhabitants within the city and districts and within the reorganization territory.

**Recommended Action:**

1. Open the public hearing and receive testimony on the SOI amendments;
2. There being no further testimony, close the public hearing; and
3. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Reorganization No. 2015-14 to the City of Pomona (Franciscan Place); 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 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.

**RESOLUTION NO. 2017-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"REORGANIZATION NO. 2015-14 TO THE CITY OF POMONA (FRANCISCAN PLACE); AND  
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"**

WHEREAS, the City of Pomona (City) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation and sphere of influence amendments of territory herein described to the City of Pomona and San Gabriel Valley Mosquito and Vector Control District, and annexation of said territory to Los Angeles County Sanitation District No. 21, detachment and sphere of influence amendments to the City of Diamond Bar and Greater Los Angeles County Vector Control District; and withdrawal from the County Public Library System, all currently within the City of Diamond Bar; and

WHEREAS, the proposed reorganization consists of approximately 5.10± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Reorganization No. 2015-14 to the City of Pomona (Franciscan Place)"; and

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

WHEREAS, the principal reason for the proposed reorganization is for the City of Pomona to provide services to one proposed single-family residence; 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 Sphere of Influence (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 13, 2017, 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 8, 2017, 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. Acting in its role as a responsible agency with respect to Reorganization No. 2015-14 to the City of Pomona (Franciscan Place), pursuant to California Environmental Quality Act (CEQA), the Commission considered the Negative Declaration prepared by the City of Pomona, as lead agency, on November 19, 2015, together with any comments received



during the public review process; and certifies that the Commission has independently reviewed and considered and reached its own conclusions regarding the environmental effects of the proposed project as shown in the Negative Declaration.

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 amendment(s), a public hearing is still required pursuant to Government Code Section 56427.

3. The Commission hereby amends the Spheres of Influence of the City of Diamond Bar, City of Pomona, Greater Los Angeles County Vector Control District, and San Gabriel Valley Mosquito and Vector Control District so as to exclude the affected territory described in Exhibit "A" and "B" from the City of Diamond Bar and Greater Los Angeles County Vector

Control District, and so as to include the affected territory described in Exhibit "A" and "B" within the City of Pomona, San Gabriel Valley Mosquito and Vector Control District and makes the following determinations in accordance with Government Code Section 56425:

a. Present and Planned Land Uses in the Area

The affected territory consists of vacant land. The territory is being developed to include one single-family home.

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

The affected territory is currently located within the City of Diamond Bar and is being annexed to the City of Pomona. General government services, including animal control, fire and emergency medical, flood control, library, mosquito and vector control, park and recreation, planning, police, road maintenance, solid waste, street lighting, water, wastewater, and other services are provided by the city, county, and other special districts. The affected territory will be developed to include one single-family home 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 Pomona and San Gabriel Valley Mosquito and Vector Control District currently provide municipal services to many parcels of land. The reorganization would add one more parcel to the service area. The city and district indicated

that they have the ability to provide service to the affected territory once the reorganization is complete.

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.

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 San Gabriel Valley Mosquito and Vector Control District and can establish the nature, location and extent of its classes of service and that it provides mosquito and vector control 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 5.10± acres, is uninhabited, and is assigned the following short form designation: " Reorganization No. 2015-14 to the City of Pomona (Franciscan Place)".

6. Reorganization No. 2015-14 to the City of Pomona (Franciscan Place) is hereby approved, subject to the following terms and conditions:

- a. The City of Pomona agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the reorganization shall be the date of recordation.
- c. Payment of Registrar-Recorder/County Clerk and State Board of Equalization fees.
- d. The territory so reorganized shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City of Pomona and/or Districts.
- e. The regular County assessment roll shall be utilized by the City of Pomona and/or Districts.
- f. The affected territory will be taxed for any existing general indebtedness, if any, of the City of Pomona and/or Districts.
- g. Annexation of the affected territory described in Exhibits "A" and "B" to the City of Pomona, San Gabriel Valley Mosquito and Vector Control District, and Los Angeles County Sanitation District No. 21.
- h. Detachment of the affected territory from the City of Diamond Bar and Greater Los Angeles County Vector Control District.
- i. Withdrawal of the affected territory from the County Public Library System.

- j. Upon the effective date of the reorganization, all right, title, and interest of the City of Diamond Bar, including but not limited to, the underlying fee title or easement where owned by the City of Diamond Bar, 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 Pomona.
- k. Upon the effective date of the reorganization, the City of Pomona shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property formerly owned by the City of Diamond Bar: 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 reorganization area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.
- l. Upon the effective date of the reorganization, the City of Pomona 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 reorganization 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 reorganization area. Los Angeles County Department of Public Works Department (LACDPW) should be contacted to provide any MPD which may be in effect for the reorganization 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 reorganization area; (4) coordinate development within the reorganization 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.

- m. Except to the extent in conflict with "a" through "l", 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" annexed to the City of Pomona, San Gabriel Valley Mosquito and Vector Control District, and Los Angeles County Sanitation District No. 21 and detached from the City of Diamond Bar and Greater Los Angeles County Vector Control District.

8. The Executive Officer is directed to transmit a copy of this resolution to the Cities and Districts, upon the City of Pomona 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 08<sup>th</sup> day of March 2017.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

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

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



## Reorganization 2015-14 the City of Pomona (Franciscan Place)

(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 County Sanitation District No. 21 (21-752))

### Legend



Reorg 2015-14 Pomona

City of Diamond Bar

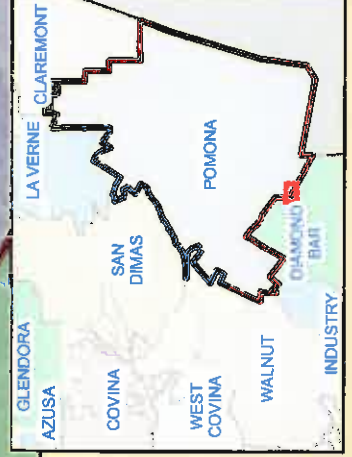
City of Pomona

Sphere of Influence (SOI)



**LAFCO**  
Local Agency for  
Fire and  
Community  
Protection

300 150 0 300 Feet



March 8, 2017

C:\GIS\MXDs\Annexations\Reorg 2015-14 Pomona.mxd



## **Staff Report**

**March 8, 2017**

### **Agenda Item No. 8.a.**

#### **Protest Hearing on Annexation No. 1080 to Santa Clarita Valley Sanitation District of Los Angeles County**

On January 11, 2017, your Commission approved a request for the annexation of approximately 2.559 ± acres of uninhabited territory into the boundaries of Santa Clarita Valley Sanitation District of Los Angeles County. The Protest Hearing before you today will satisfy the requirements of Government Code Section 57000, *et seq.*

The number of written protests received and not withdrawn is 0.

#### **PROPOSAL SUMMARY:**

Size of Affected Territory:	2.559± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution or Petition:	February 25, 2016
Application Filed with LAFCO:	March 8, 2016
Location:	The affected territory is located on Lost Canyon Road approximately 300 feet east of Sand Canyon Road
City/County:	City of Santa Clarita
Affected Territory:	The affected territory consists of one existing single-family home. The territory is being developed to include three more single-family homes. The topography is flat.
Surrounding Territory:	Surrounding territory is residential and vacant residential.
Landowner(s):	There are multiple owners of record.
Registered Voters:	2 registered voters as of February 26, 2016
Purpose/Background:	For the District to provide off-site sewage disposal service.

Related Jurisdictional Changes:	There are no related jurisdictional changes.
Within SOI:	Yes
Waiver of Notice/Hearing/Protest:	No
CEQA Clearance:	The proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 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 three proposed single-family homes. A Categorical Exemption was adopted by Santa Clarita Valley Sanitation District of Los Angeles County, as lead agency, on February 25, 2016.
Additional Information:	None

**FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:**

***a. Population:***

The existing population is 4 residents as of February 26, 2016. The population density is 1.56 persons per acre.

The estimated future population is 12 residents.

The affected territory is 2.559+/- acres. The affected territory consists of one existing single-family home. The territory is being developed to include three more single-family homes.

The assessed valuation is \$761,986 as of February 26, 2016.

The per capita assessed valuation is \$190,496.50.

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.

The Santa Clara River is north of the affected territory.

There are no drainage basins on or near the affected territory.

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 consists of one existing single-family home and three proposed single-family homes 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 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 of Santa Clarita General Plan designation of Urban Residential (UR1).

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 of Santa Clarita General Plan designation of Urban Residential (UR1).

The proposal is consistent with the existing City of Santa Clarita zoning designation of Urban Residential (UR1).

**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 Section 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 three proposed single-family homes. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.

**CONCLUSION:**

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

**Recommended Action:**

1. Open the protest hearing and receive written protests;
2. Close the protest hearing;
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of written protests filed and not withdrawn and report back to the Commission with the results; and
4. Based upon the results of the protest hearing, either adopt a resolution terminating the annexation proceedings if a majority protest exists pursuant to Government Code Section 57078, or ordering Annexation No. 1080 to Santa Clarita Valley Sanitation District of Los Angeles County if written protests have been filed and not withdrawn by owners of land who own less than 50 percent of the total assessed value of land within the affected territory.

**RESOLUTION NO. 2017-00PR  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS ORDERING  
"ANNEXATION NO. 1080 TO SANTA CLARITA VALLEY SANITATION DISTRICT  
OF LOS ANGELES COUNTY "**

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

WHEREAS, the proposed annexation consists of approximately 2.559± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1080 to Santa Clarita Valley Sanitation District of Los Angeles County"; and

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

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

WHEREAS, on January 11, 2017, the Commission approved Annexation No. 1080 to Santa Clarita Valley Sanitation District of Los Angeles County; and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for March 8, 2017 at 9:00 a.m., at the Business License Commission Hearing Room, Kenneth Hahn Hall of Administration Room 374-A, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, the Executive Officer has given notice of the protest hearing pursuant to Government Code Sections 56150-56160, 56660-56661, 57025, and 57026, wherein the protest hearing notice was published in a newspaper of general circulation in the County of Los Angeles on February 6, 2017, which is at least 21 days prior to the protest hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

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

WHEREAS, the Commission, acting as the conducting authority, has the ministerial duty of tabulating the value of protests filed and not withdrawn and either terminating these proceeding if a majority protest exists or ordering the annexation directly; and the Commission has received a report and recommendations on adoption of a conforming resolution from its Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of property owners is 4, and the total assessed value of land within the affected territory is \$761,986.



2. The Commission finds that the number of written protests filed in opposition to Annexation No. 1080 to Santa Clarita Valley Sanitation District of Los Angeles County and not withdrawn is 0, which, even if valid, represents owners of land who own less than 50 percent of the assessed value of land within the affected territory.
3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 2.559± acres, is uninhabited, and is assigned the following short form designation:  
  
"Annexation No. 1080 to Santa Clarita Valley Sanitation District of Los Angeles County"
5. Annexation No. 1080 to Santa Clarita Valley Sanitation District of Los Angeles County is hereby approved, subject to the following terms and conditions:
  - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal  
  
or any action relating to or arising out of such approval.
  - b. The effective date of the annexation shall be the date of recordation.
  - c. Payment of Registrar- Recorder/County Clerk and State Board of Equalization fees.

- d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
  - e. The regular County assessment roll shall be utilized by the District.
  - f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
  - g. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
  - h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to 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 8<sup>th</sup> day of March 2017.

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

## Annexation No. 1080 to the Santa Clarita Valley Sanitation District of Los Angeles County

- Legend**
- CSD Annexation SCV-1080
  - City of Santa Clarita
  - Santa Clarita Valley Sanitation District of Los Angeles County
  - Sphere of Influence, CSD SCV



## **Staff Report**

**March 8, 2017**

### **Agenda Item No. 9.a.**

#### **Proposed Budget Fiscal Year 2017-18**

##### **Background**

Government Code Section 56381 requires the Commission to adopt a proposed budget by May 1<sup>st</sup> and a final budget by June 15<sup>th</sup> of each year. The Commission is further required to hold a noticed public hearing for both the proposed and final budget, and to distribute copies of the proposed and final budget to the County of Los Angeles, the 88 cities in Los Angeles County, and the 53 independent special districts in Los Angeles County.

State law requires that the proposed and final budgets “shall be equal to the budget adopted for the previous fiscal year unless the commission finds that reduced staffing or programs will nevertheless allow the commission to fulfill the purposes and programs” of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (the Act).

Because many public agencies adopt their own budgets in May or June of each year—in advance of starting a new fiscal year on July 1<sup>st</sup>—the Act mandates a June 15<sup>th</sup> final budget adoption date for LAFCOs. This allows all County Auditor-Controllers to provide county, city, and special district representatives with the total amount of each agency’s LAFCO assessment for the forthcoming fiscal year.

##### **Proposed Budget**

The adopted budget for last year (Fiscal Year 2016-2017) is \$1,393,430. The proposed budget for this year (Fiscal Year 2017-2018) is \$1,472,400. The increased budget is due to anticipated increases in several budgetary categories largely beyond staff’s control: retirement (pension), health insurance, and payroll taxes. The adjustments reflect costs passed on to LAFCO by its retirement system (the Los Angeles County Employee Retirement Association, or LACERA) and insurance carriers for current and retired employees. In addition, insurance costs for retirees will increase substantially due to the retirement of the former DEO.

Remaining line-item budgetary amounts are unchanged, or reflect modest increases (within a 5% range), except for legal services and MSRs. Further explanation on budget categories of interest is included below.

##### **Expenditures**

**Employee Salaries (50001):** The projected employee salary costs for the current fiscal year (2016-17) are lower than anticipated, due to the Deputy Executive Officer’s retirement in November of 2016. Staff anticipates a full-staff of seven employees for the entire 2017-2018 year.

**Expenditures (continued)**

**Retirement (50015):** The projected retirement contribution costs for the current fiscal year (2016-2017) are lower than anticipated, due to June Savala's retirement in early November of 2016. Staff anticipates a full staff of seven employees for the entire upcoming fiscal year (2017-2018).

**Health Insurance (50019):** Staff anticipates rate increases for health insurance premiums, plus a full-year of premiums for a new DEO.

**Payroll Taxes (50020):** Staff anticipates rate increases for payroll taxes, plus a full-year of payroll taxes for a new DEO.

**OPEB – Existing Retirees (50022):** The change from 2016-17 to 2017-18 reflects anticipated OPEB costs for recent retiree June Savala, plus a 5% anticipated increase for all four retirees.

**Rent (50025):** The proposed budget reflects scheduled rent increase for LAFCO's ten-year lease executed in 2011.

**Auto – Reimbursement (50060):** The proposed budget reflects the elimination of an auto allowance for the Deputy Executive Officer position.

**Legal services (50076):** Staff is contemplating two potential consolidations, thereby requiring additional support from legal counsel. The budget, therefore, contemplates a higher amount than in the present fiscal year.

**Municipal Service Reviews (MSRs) (50081):** The budgeted amount reflects staff's desire to retain a consultant (or consultants) to prepare one or two MSRs in FY 2017-2018.

**OPEB Liability**

**OPEB Liability – Reserves (20020):** Staff continues to dedicate funding to OPEB liability, in an amount which covers this year's anticipated obligations and funds part of the previously accrued liability.

**Revenues**

**Filing Fees (40005):** Because it is dependent on the actions of third parties, anticipating filing fee revenue is the most difficult projection in the annual budget. Although revenue is slightly off from the projected amount for the current fiscal year, staff chose to keep



the \$75,000 figure from the FY 2016-2017 budget. Staff notes that actual filing fee revenues have been in the \$65,000-\$75,000 range for the last three budgetary years.

**Local Agency Apportionment**

Total local agency apportionments will not increase from last year (Fiscal Year 2016-17) to this year (Fiscal Year 2017-18). The total amount billable to funding agencies is \$1,322,443.

**Staff Recommendation:**

1. Open the budget hearing, receive public comments, and close the budget hearing;
2. Approve the attached Proposed Budget for Fiscal Year 2017-2018;
3. Pursuant to Government Code Section 56381, direct staff to forward the Proposed Budget for Fiscal Year 2017-2018 to the County of Los Angeles, as well as the 88 cities and 53 independent special districts in Los Angeles County, for their comment; and
4. Set April 12, 2016, for hearing on adoption of the Final Budget for Fiscal Year 2017-2018.

Enclosure: Proposed Budget for Fiscal Year 2017-2018

## FISCAL YEAR 2017-18 PROPOSED BUDGET

ACCT.	ACCOUNT NAME	ADOPTED		1ST QUARTER		2ND QUARTER		PROJECTED		PROPOSED		% Variance	\$ Variance
NO.		BUDGET	2016-17	ACTUALS	2016-17	ACTUALS	2016-17	YEAR-END	2016-17	BUDGET	2017-18		
	EXPENSES												
50000	Salaries and Employee Benefits												
50001	Employee Salaries	\$ 576,800	\$ 144,473	\$ 127,507	\$ 527,000	\$ 604,300						13%	\$ 77,300
50015	Retirement	\$ 121,600	\$ 24,227	\$ 21,264	\$ 88,000	\$ 107,100						18%	\$ 19,100
50016	Accrued vacation and sick cashout	\$ 17,300	\$ -	\$ -	\$ 10,000	\$ 10,000						0%	\$ -
50017	Stipends	\$ 25,000	\$ 4,350	\$ 3,150	\$ 20,000	\$ 20,000						0%	\$ -
50018	Worker's Compensation Insurance	\$ 22,400	\$ 22,262	\$ -	\$ 22,400	\$ 11,200						-100%	\$ (11,200)
50019	Health Insurance	\$ 134,100	\$ 61,902	\$ (1,045)	\$ 129,200	\$ 176,800						27%	\$ 47,600
50020	Payroll Taxes	\$ 10,300	\$ 2,200	\$ 1,943	\$ 8,000	\$ 10,700						25%	\$ 2,700
50022	OPEB - Existing Retirees	\$ 11,900	\$ 5,719	\$ 5,719	\$ 22,900	\$ 36,000						36%	\$ 13,100
Total Salaries & Employee Benefits		\$ 919,400	\$ 265,133	\$ 158,538	\$ 827,500	\$ 976,100						15%	\$ 148,600
50000A	Office Expense												
50025	Rent	\$ 89,500	\$ 21,994	\$ 22,502	\$ 89,500	\$ 92,200						3%	\$ 2,700
50026	Communications	\$ 8,800	\$ 2,416	\$ 2,928	\$ 10,700	\$ 10,700						0%	\$ -
50027	Supplies	\$ 7,400	\$ 1,539	\$ 1,561	\$ 7,400	\$ 7,400						0%	\$ -
50029	Equipment Maintenance and Supplies	\$ 6,600	\$ -	\$ 3,553	\$ 3,600	\$ 3,600						0%	\$ -
50030	Equipment lease	\$ 22,900	\$ 3,756	\$ 1,825	\$ 7,900	\$ 7,900						0%	\$ -
50031	Employee / Other Parking Fees	\$ 9,600	\$ 2,205	\$ 1,990	\$ 8,400	\$ 8,600						2%	\$ 200
50032	Other Insurance	\$ 52,600	\$ 12,265	\$ 11,512	\$ 47,600	\$ 48,900						3%	\$ 1,300
50033	Agency Membership Dues	\$ 11,400	\$ 8,787	\$ 2,001	\$ 11,200	\$ 11,400						2%	\$ 200
50040	Information Technology/Programming	\$ 7,800	\$ 1,925	\$ 2,263	\$ 7,800	\$ 8,300						6%	\$ 500
50052	Legal Notices	\$ 2,000	\$ 788	\$ 116	\$ 2,000	\$ 2,000						0%	\$ -
50053	Publications	\$ 100	\$ -	\$ -	\$ -	\$ -						N/A	\$ -
50054	Postage	\$ 4,000	\$ 1,004	\$ 883	\$ 4,000	\$ 4,000						0%	\$ -
50056	Printing	\$ 1,530	\$ 279	\$ 240	\$ 1,500	\$ 1,500						0%	\$ -
50057	Conferences/Travel - Commissioners	\$ 15,000	\$ 3,756	\$ 4,984	\$ 15,000	\$ 15,000						0%	\$ -
50058	Conference/Travel - Staff	\$ 15,000	\$ 2,102	\$ 3,132	\$ 12,000	\$ 15,000						20%	\$ 3,000



# FISCAL YEAR 2017-18 PROPOSED BUDGET

ACCT. NO.	ACCOUNT NAME	ADOPTED	1ST QUARTER	2ND QUARTER	PROJECTED	PROPOSED	% Variance	\$ Variance
		BUDGET 2016-17	ACTUALS 2016-17	ACTUALS 2016-17	YEAR-END 2016-17	BUDGET 2017-18		
50060	Auto - Reimbursement	\$ 13,400	\$ 3,354	\$ 2,551	\$ 10,050	\$ 6,700	-50%	\$ (3,350)
50061	Various Vendors	\$ 6,400	\$ 1,174	\$ 1,317	\$ 6,400	\$ 6,400	0%	\$ -
50065	Miscellaneous - Other	\$ 4,000	\$ 1,962	\$ 639	\$ 5,200	\$ 5,200	0%	\$ -
50067	Computer-Copier-Misc Equipment	\$ 3,000	\$ 217	\$ -	\$ 500	\$ 500	0%	\$ -
	<b>Total Miscellaneous Expense</b>	\$ 281,030	\$ 69,522	\$ 63,995	\$ 250,750	\$ 255,300	2%	\$ 4,550
<b>50000C</b>	<b>Professional Services</b>							
50076	Legal services	\$ 55,000	\$ 8,142	\$ 10,280	\$ 36,800	\$ 44,000	16%	\$ 7,200
50077	Accounting & Bookkeeping	\$ 30,000	\$ 12,868	\$ 3,972	\$ 33,700	\$ 34,000	1%	\$ 300
50078	Contract Services	\$ 3,000	\$ -	\$ -	\$ 3,000	\$ 3,000	0%	\$ -
50080	Special Studies Consultants	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	\$ -
50081	Municipal Service Reviews	\$ 5,000	\$ -	\$ -	\$ -	\$ 60,000	100%	\$ 60,000
	<b>Total Professional Services</b>	\$ 93,000	\$ 21,010	\$ 14,252	\$ 73,500	\$ 141,000	48%	\$ 67,500
	<b>TOTAL EXPENDITURES</b>	\$ 1,293,430	\$ 355,666	\$ 236,785	\$ 1,151,750	\$ 1,372,400	16%	\$ 220,650
20020	OPEB Liability - Reserves	\$ 100,000			\$ 100,000	\$ 100,000	0%	\$ -
	<b>Total Contingencies and Reserves Set Aside</b>	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ 100,000	0%	\$ -
	<b>Total Appropriations</b>	\$ 1,393,430	\$ 355,666	\$ 236,785	\$ 1,251,750	\$ 1,472,400	15%	\$ 220,650
<b>40000</b>	<b>REVENUES</b>							
40005	Filing Fees	\$ 75,000	\$ 31,500	\$ 21,360	\$ 52,900	\$ 75,000	29%	\$ 22,100
40006	Processing Fees	\$ 100	\$ -	\$ -	\$ -	\$ 100	100%	\$ 100
40007	Interest Income	\$ 7,400	\$ 2,516	\$ 3,476	\$ 12,000	\$ 12,000	0%	\$ -
40008	Other Income	\$ 600	\$ 123	\$ -	\$ 200	\$ 600	67%	\$ 400
	<b>Total Revenues</b>	\$ 83,100	\$ 34,139	\$ 24,836	\$ 65,100	\$ 87,700	26%	\$ 22,600

FISCAL YEAR 2017-18 PROPOSED BUDGET									
ACCT. NO.	ACCOUNT NAME	ADOPTED BUDGET 2016-17	1ST QUARTER ACTUALS 2016-17	2ND QUARTER ACTUALS 2016-17	PROJECTED YEAR-END 2016-17	PROPOSED BUDGET 2017-18	% Variance	\$ Variance	
	NET OPERATING COSTS	\$ 1,310,330	\$ 321,527	\$ 211,950	\$ 1,186,650	\$ 1,384,700	14%	\$ 198,050	
	Local Agency Apportionment								
40001	City of Los Angeles	\$ 203,594	\$ 203,456	\$ -	\$ 203,456	\$ 203,456	0%	\$ -	
40002	County of Los Angeles	\$ 508,979	\$ 508,633	\$ -	\$ 508,633	\$ 508,633	0%	\$ -	
40003	Other Cities (87)	\$ 305,385	\$ 305,177	\$ -	\$ 305,177	\$ 305,177	0%	\$ -	
40004	Special Districts	\$ 305,385	\$ 305,177	\$ -	\$ 305,177	\$ 305,177	0%	\$ -	
	Total Local Agency Apportionment	\$ 1,323,343	\$ 1,322,443	\$ -	\$ 1,322,443	\$ 1,322,443	0%	\$ -	

## **Staff Report**

**March 8, 2017**

### **Agenda Item No. 9.b.**

#### **Hidden Creeks Estates Project – Status Report**

At the January 13<sup>th</sup>, 2016 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 due to its proximity to the Southern California Gas Company Aliso Canyon Storage Facility.

Based upon a conversation with the applicant's representative, staff anticipates that the City of Los Angeles (City) will release supplemental California Environmental Quality Act (CEQA) documentation in March or April of 2017. This supplemental CEQA environmental documentation will address environmental impacts relative to greenhouse gas emissions and the project's proximity to the Southern California Gas Company Aliso Canyon Storage Facility. The City's processing of the applicant's entitlement/zoning applications would resume once the supplemental CEQA environmental documentation is circulated for public comment.

**Staff does not anticipate agendaizing Annexation No. 2011-27 to the City of Los Angeles before the Commission until the summer of 2017, at the earliest, and more likely the fall of 2017.**

#### **Recommended Action:**

Staff recommends that the Commission:

1. Receive and file.

## **A-M-E-N-D-E-D**

### **Staff Report**

**March 8, 2017**

### **Agenda Item No. 9.c.**

### **Legislative Update**

Since last month's Commission meeting, the following bills have been introduced:

- **AB 464 (Gallagher)**: Current law requires an applicant seeking a change of organization or reorganization to submit a plan for providing services within the affected territory that includes, among other requirements, an enumeration and description of the services to be *extended* to the affected territory and an indication of when those services can feasibly be extended. This bill would require that the plan also include information regarding services *currently* provided to the affected territory, as applicable, and make related changes. This bill amends Government Code Section 56653 to address a holding in *City of Patterson v. Turlock Irrigation District*, where the court found that because services were already being provided, the application to annex territory was deemed incomplete because no new service would be provided. By amending Section 56653, any pending/future annexation for a territory that is already receiving services (i.e., via an out-of-area service agreement) will not be in question. The bill is being sponsored by the California Association of Local Agency Formation Commissions (CALAFCO).
- **AB 979 (Lackey)**: This bill, co-sponsored by CALAFCO and the California Special Districts Association (CSDA), proposes to amend Government Code Section 56332.5 to streamline the process of seating special districts on LAFCO (at present, 30 of the 58 LAFCOs have added special district commissioners). Further, it will allow for the potential consolidation of elections for any action of the independent special district selection committees (the seating of special district commissioners on LAFCO, the election of special district commissioners to LAFCO, and the appointment a countywide redevelopment agency oversight board pursuant to Health and Safety Code Section 34179 (j)(3)).
- **SB 634 (Wilk)**: This bill proposes a legislative consolidation of two independent water districts (the Castaic Lake Water Agency and the Newhall County Water District). **The bill as introduced does not require the consolidation to be approved by LA LAFCO.** The bill is sponsored by CLWA and NCWD.

CALAFCO and staff of the Assembly Local Government Committee (ALGC) continue to work on the proposed Omnibus Bill, which has yet to be introduced. At its February 24<sup>th</sup> meeting, CALAFCO's Legislative Committee approved five additional items for inclusion in the Omnibus Bill, bringing the total to six items, which ALGC staff is reviewing. ALGC staff expects that the Omnibus bill will be introduced before your next Commission meeting.

### **Staff Recommendation:**

1. Receive and file.

**ASSEMBLY BILL**

**No. 464**

**Introduced by Assembly Member Gallagher  
(Principal coauthor: Assembly Member Mayes)**

February 13, 2017

An act to amend Section 56653 of the Government Code, relating to local government.

LEGISLATIVE COUNSEL'S DIGEST

AB 464, as introduced, Gallagher. Local government reorganization.

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, among other things, establishes procedures for consideration of a proposal for change of organization or reorganization, as defined. Existing law requires that an applicant seeking a change of organization or reorganization submit a plan for providing services within the affected territory that includes, among other requirements, an enumeration and description of the services to be extended to the affected territory and an indication of when those services can feasibly be extended.

This bill would specify that the plan is required to also include specific information regarding services currently provided to the affected territory, as applicable, and make related changes.

Vote: majority. Appropriation: no. Fiscal committee: no.  
State-mandated local program: no.

*The people of the State of California do enact as follows:*

- 1 SECTION 1. Section 56653 of the Government Code, as
- 2 amended by Section 2 of Chapter 784 of the Statutes of 2014, is
- 3 amended to read:

1 56653. (a) If a proposal for a change of organization or  
2 reorganization is submitted pursuant to this part, the applicant shall  
3 submit a plan for providing services within the affected territory.

4 (b) The plan for providing services shall include all of the  
5 following information and any additional information required by  
6 the commission or the executive officer:

7 (1) An enumeration and description of the services *currently*  
8 *provided or* to be extended to the affected territory.

9 (2) The level and range of those services.

10 (3) An indication of when those services can feasibly be  
11 extended to the affected ~~territory~~ *territory, if new services are*  
12 *provided.*

13 (4) An indication of any improvement or upgrading of structures,  
14 roads, sewer or water facilities, or other conditions the local agency  
15 would impose or require within the affected territory if the change  
16 of organization or reorganization is completed.

17 (5) Information with respect to how those services will be  
18 financed.

19 (c) (1) In the case of a change of organization or reorganization  
20 initiated by a local agency that includes a disadvantaged,  
21 unincorporated community as defined in Section 56033.5, a local  
22 agency may include in its resolution of application for change of  
23 organization or reorganization an annexation development plan  
24 adopted pursuant to Section 99.3 of the Revenue and Taxation  
25 Code to improve or upgrade structures, roads, sewer or water  
26 facilities, or other infrastructure to serve the disadvantaged,  
27 unincorporated community through the formation of a special  
28 district or reorganization of one or more existing special districts  
29 with the consent of each special district's governing body.

30 (2) The annexation development plan submitted pursuant to this  
31 subdivision shall include information that demonstrates that the  
32 formation or reorganization of the special district will provide all  
33 of the following:

34 (A) The necessary financial resources to improve or upgrade  
35 structures, roads, sewer, or water facilities or other infrastructure.  
36 The annexation development plan shall also clarify the local entity  
37 that shall be responsible for the delivery and maintenance of the  
38 services identified in the application.

39 (B) An estimated timeframe for constructing and delivering the  
40 services identified in the application.

1 (C) The governance, oversight, and long-term maintenance of  
2 the services identified in the application after the initial costs are  
3 recouped and the tax increment financing terminates.

4 (3) If a local agency includes an annexation development plan  
5 pursuant to this subdivision, a local agency formation commission  
6 may approve the proposal for a change of organization or  
7 reorganization to include the formation of a special district or  
8 reorganization of a special district with the special district's  
9 consent, including, but not limited to, a community services district,  
10 municipal water district, or sanitary district, to provide financing  
11 to improve or upgrade structures, roads, sewer or water facilities,  
12 or other infrastructure to serve the disadvantaged, unincorporated  
13 community, in conformity with the requirements of the principal  
14 act of the district proposed to be formed and all required formation  
15 proceedings.

16 (4) Pursuant to Section 56881, the commission shall include in  
17 its resolution making determinations a description of the annexation  
18 development plan, including, but not limited to, an explanation of  
19 the proposed financing mechanism adopted pursuant to Section  
20 99.3 of the Revenue and Taxation Code, including, but not limited  
21 to, any planned debt issuance associated with that annexation  
22 development plan.

23 (d) This section shall not preclude a local agency formation  
24 commission from considering any other options or exercising its  
25 powers under Section 56375.

26 (e) This section shall remain in effect only until January 1, 2025,  
27 and as of that date is repealed.

28 SEC. 2. Section 56653 of the Government Code, as added by  
29 Section 3 of Chapter 784 of the Statutes of 2014, is amended to  
30 read:

31 56653. (a) If a proposal for a change of organization or  
32 reorganization is submitted pursuant to this part, the applicant shall  
33 submit a plan for providing services within the affected territory.

34 (b) The plan for providing services shall include all of the  
35 following information and any additional information required by  
36 the commission or the executive officer:

37 (1) An enumeration and description of the services *currently*  
38 *provided or* to be extended to the affected territory.

39 (2) The level and range of those services.

1 (3) An indication of when those services can feasibly be  
2 extended to the affected ~~territory~~. *territory, if new services are*  
3 *proposed.*

4 (4) An indication of any improvement or upgrading of structures,  
5 roads, sewer or water facilities, or other conditions the local agency  
6 would impose or require within the affected territory if the change  
7 of organization or reorganization is completed.

8 (5) Information with respect to how those services will be  
9 financed.

10 (c) This section shall become operative on January 1, 2025.



**ASSEMBLY BILL**

**No. 979**

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**Introduced by Assembly Member Lackey**

February 16, 2017

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An act to amend Section 56001 of the Government Code, relating to local government.

LEGISLATIVE COUNSEL'S DIGEST

AB 979, as introduced, Lackey. Local government.

Existing law, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, provides the sole and exclusive authority and procedure for the initiation, conduct, and completion of changes of organization and reorganization for cities and districts and makes related findings and declarations.

This bill would make nonsubstantive changes to those findings and declarations.

Vote: majority. Appropriation: no. Fiscal committee: no.  
State-mandated local program: no.

*The people of the State of California do enact as follows:*

1     SECTION 1. Section 56001 of the Government Code is  
2     amended to read:  
3     56001. The Legislature finds and declares that it is the policy  
4     of the state to encourage orderly growth and ~~development~~  
5     *development*, which are essential to the social, fiscal, and economic  
6     well-being of the state. The Legislature recognizes that the logical  
7     formation and determination of local agency boundaries is an  
8     important factor in promoting orderly development and in

1 balancing that development with *the* sometimes competing state  
2 interests of discouraging urban sprawl, preserving open-space and  
3 prime agricultural lands, and efficiently extending government  
4 services. The Legislature also recognizes that providing housing  
5 for persons and families of all incomes is an important factor in  
6 promoting orderly development. Therefore, the Legislature further  
7 finds and declares that this policy should be effected by the logical  
8 formation and modification of the boundaries of local agencies,  
9 with a preference granted to accommodating additional growth  
10 within, or through the expansion of, the boundaries of those local  
11 agencies which can best accommodate and provide necessary  
12 governmental services and housing for persons and families of all  
13 incomes in the most efficient manner feasible.

14 The Legislature recognizes that urban population densities and  
15 intensive residential, commercial, and industrial development  
16 necessitate a broad spectrum and high level of community services  
17 and controls. The Legislature also recognizes that when areas  
18 become urbanized to the extent that they need the full range of  
19 community services, priorities are required to be established  
20 regarding the type and levels of services that the residents of an  
21 urban community need and desire; that community service  
22 priorities be established by weighing the total community service  
23 needs against the total financial resources available for securing  
24 community services; and that those community service priorities  
25 are required to reflect local circumstances, conditions, and limited  
26 financial resources. The Legislature finds and declares that a single  
27 multipurpose governmental agency is accountable for community  
28 service needs and financial resources and, therefore, may be the  
29 best mechanism for establishing community service priorities  
30 especially in urban areas. Nonetheless, the Legislature recognizes  
31 the critical role of many limited purpose agencies, especially in  
32 rural communities. The Legislature also finds that, whether  
33 governmental services are proposed to be provided by a  
34 single-purpose agency, several agencies, or a multipurpose agency,  
35 responsibility should be given to the agency or agencies that can  
36 best provide government services.

O

**Introduced by Senator Wilk**

February 17, 2017

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An act to repeal the Castaic Lake Water Agency Law (Chapter 28 of the First Extraordinary Session of the Statutes of 1962), and to create the Santa Clarita Valley Water District, and prescribing its boundaries, organization, operation, management, financing, and other powers and duties, relating to water districts.

**LEGISLATIVE COUNSEL'S DIGEST**

SB 634, as introduced, Wilk. Santa Clarita Valley Water District.

Existing law, the Castaic Lake Water Agency Law, created the Castaic Lake Water Agency and authorizes the agency to acquire water and water rights, including water from the State Water Project, and to provide, sell, and deliver water at wholesale for municipal, industrial, domestic, and other purposes.

This bill would repeal the Castaic Lake Water Agency Law.

Existing law, the County Water District Law, authorizes the formation of county water districts and authorizes those districts to appropriate, acquire, and conserve water and water rights for any useful purpose and to operate water rights, works, properties, rights, and privileges useful or necessary to convey, supply, store, or make use of water for any purpose authorized by that law.

This bill would reorganize the Newhall County Water District and the Castaic Lake Water Agency into the Santa Clarita Valley Water District, which this bill would create, and prohibit the Castaic Lake Water Agency and the Newhall County Water District from operating as separate entities or exercising independent functions. The bill would generally specify the powers and purposes, as well as the boundaries, of the Santa Clarita Valley Water District and would provide that the

primary purpose of the district includes, but is not limited to, to acquire, hold, and utilize water and water rights, such as from the State Water Project, and to provide, sell, manage, and deliver surface water, groundwater, and recycled water at retail or wholesale within the district's territory. The bill would prescribe the composition of the board of directors of the district. By imposing duties on the district and a county in connection with the operation of the district, the bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.

Vote: majority. Appropriation: no. Fiscal committee: yes.  
State-mandated local program: yes.

*The people of the State of California do enact as follows:*

1 SECTION 1. The Legislature finds and declares as follows:

2 (a) Residents and businesses of the Santa Clarita Valley are  
3 served by several separate retail water providers. It is an inherently  
4 fragmented structure with noncontiguous service areas that has  
5 resulted in redundancies, interagency conflict, and barriers to  
6 integrated regional water management. Despite these challenges,  
7 the region's water providers continue to provide reliable and  
8 cost-effective water service.

9 (b) Castaic Lake Water Agency was created pursuant to the  
10 Castaic Lake Water District Law (Chapter 28 of the First  
11 Extraordinary Session of the Statutes of 1962). The agency is a  
12 State Water Project contractor and provides wholesale water service  
13 to the Santa Clarita Valley region, which has a population of over  
14 270,000.

15 (c) The agency provides retail water service to a portion of the  
16 valley through its Santa Clarita Water Division that has  
17 approximately 30,700 service connections. In addition, the agency  
18 owns the stock of the Valencia Water Company, which provides  
19 retail water service in the valley and has approximately 31,350  
20 service connections.

1 (d) Newhall County Water District is a county water district  
2 formed pursuant to the County Water District Law (Division 12  
3 (commencing with Section 30000) of the Water Code). The district  
4 provides retail water service in the valley to approximately 9,750  
5 service connections.

6 (e) Representatives from the agency and the district began  
7 meeting in 2015 for the purpose of settling litigation between the  
8 entities arising from the agency's purchase of the company's stock.  
9 As the settlement discussions progressed, both sides began to see  
10 merit in and discuss the possibility of combining the two entities  
11 into a new public agency.

12 (f) Beginning in February 2016, the agency and the district  
13 began conducting an extensive evaluation and public process to  
14 determine whether creating a new combined public entity is in the  
15 best interest of the residents of the Santa Clarita Valley. This effort  
16 included a series of joint meetings and public workshops to gather  
17 information and public input.

18 (g) The agency and the district also launched an Internet Web  
19 site dedicated to the subject to inform the public and seek input,  
20 conducted two public opinion surveys, commissioned an  
21 independent third party to conduct a financial evaluation of a  
22 proposed new entity, prepared a comprehensive joint new public  
23 water district formation study, and presented to many groups and  
24 at events across the valley throughout 2016.

25 (h) The independent financial evaluation determined that both  
26 the agency and the district are in sound financial condition and  
27 that the formation of a new combined district would achieve  
28 operational cost efficiencies and economies of scale in project  
29 costs and pave the way for savings. The public opinion surveys  
30 also showed support for creating a new combined public entity  
31 and the joint study determined that in addition to foundational  
32 efficiencies and cost savings, a new combined district would be  
33 much better positioned to provide improved regional water resource  
34 management.

35 (i) On December 13, 2016, the agency and the district held a  
36 joint public board meeting and voted to enter into an agreement  
37 to settle litigation between the two agencies. The settlement  
38 agreement includes a commitment to seek state legislation to  
39 combine the agency and the district into a new public entity.

(j) The agency and the district concluded in the settlement agreement that they conducted an open and transparent process and that ratepayer value and multistakeholder benefits have been the central priority. Based on this process, the agency and the district anticipate there will be multiple benefits to the ratepayers resulting from combining the two entities into one new water district, including, but not limited to, economies of scale such that the new water district's expenses will be less than the total expenses of the individual entities.

(k) The two agencies further concluded that, given the importance of watershed-based water resource management and local regional planning, a single entity would build on and lead to greater success in water conservation, groundwater management, including conjunctive management of groundwater and surface water supplies, and future recycled water expansion across the Santa Clarita Valley.

SEC. 2. The Castaic Lake Water Agency Law (Chapter 28 of the First Extraordinary Session of the Statutes of 1962, as amended by Chapter 1715 of the Statutes of 1963, Chapter 443 of the Statutes of 1970, Chapter 561 of the Statutes of 1971, Chapter 1252 of the Statutes of 1975, Chapter 1128 of the Statutes of 1984, Chapter 832 of the Statutes of 1986, Chapter 1119 of the Statutes of 1987, Chapter 1181 of the Statutes of 1988, Chapter 910 of the Statutes of 1989, Chapter 562 of the Statutes of 1991, Chapter 841 of the Statutes of 1997, Chapter 170 of the Statutes of 1998, Chapter 929 of the Statutes of 2001, Chapter 27 of the Statutes of 2007, and Chapter 328 of the Statutes of 2010) is repealed.

SEC. 3. This section shall be known and may be cited as the Santa Clarita Valley Water District Act and reads as follows:

#### SANTA CLARITA VALLEY WATER DISTRICT ACT

Section 1. This act shall be known and may be cited as the Santa Clarita Valley Water District Act.

Sec. 2. The Santa Clarita Valley Water District is hereby created, organized, and incorporated. The district shall be managed as expressly provided in this act and the district may exercise the powers in this act that are expressly granted or necessarily implied. The district may include contiguous or noncontiguous parcels of both unincorporated and incorporated territory and territory

1 included in any public district having similar powers. As used in  
2 this act and unless otherwise indicated by its context, “district”  
3 means the Santa Clarita Valley Water District.

4 Sec. 3. For purposes of this act, the district includes all of the  
5 territory lying within the following described boundaries:

6 All that real property situated in the County of Los Angeles,  
7 State of California, more particularly described as follows:

8 Beginning at the intersection of the northerly line of the Rancho  
9 San Francisco as per map recorded in Book 1, Pages 521 and 522  
10 of Patents, Records of Los Angeles County, and the boundary line  
11 of the County of Los Angeles and County of Ventura, as shown  
12 on Record of Survey filed in Book 27, Pages 19 to 43, inclusive,  
13 of Record of Surveys, Records of Los Angeles County;

14 Thence easterly along said northerly line of said Rancho San  
15 Francisco to an angle point therein and being S.F. No. 11 as shown  
16 on said Record of Survey;

17 Thence continuing along said northerly line of the Rancho San  
18 Francisco northeasterly to the intersection with the south line of  
19 Section 15, Township 4 North, Range 17 West, San Bernardino  
20 Meridian;

21 Thence westerly along said south line to the southwest corner  
22 of said Section 15;

23 Thence in a general northerly direction along the westerly  
24 boundary of the land described in deed to the Newhall Land and  
25 Farming Company recorded May 10, 1963, as Instrument No. 2721  
26 in Book D2024, Page 391 of Official Records, Records of Los  
27 Angeles County, to the most northerly northwest corner of the land  
28 described in said deed and being in the westerly line of said Section  
29 15;

30 Thence northerly along said westerly line to the west quarter  
31 corner of said Section 15;

32 Thence westerly along the south line of the northeast quarter of  
33 Section 16 of said Township and Range to the southwest corner  
34 of said northeast quarter;

35 Thence northerly along the westerly line of said northeast quarter  
36 to the north line of said Section 16;

37 Thence westerly along the north line of said Section 16 to the  
38 southwest corner of Section 9 of said Township and Range;

1 Thence northerly along the west line of said Section 9 to the  
2 northwest corner of the southwest quarter of the southwest quarter  
3 of said Section 9;

4 Thence westerly along the quarter-quarter section lines to the  
5 northeast corner of the southwest quarter of the southeast quarter  
6 of Section 7 of said Township and Range;

7 Thence northerly along the quarter-quarter section lines to the  
8 northwest corner of the southeast quarter of the northeast quarter  
9 of Section 6 of said Township and Range;

10 Thence easterly along the quarter-quarter section lines to the  
11 southwest corner of Lot 3 in the northwest quarter of Section 5 of  
12 said Township and Range;

13 Thence northerly along the west line of said Lot 3 to the  
14 northwest corner of said Lot 3;

15 Thence easterly along the northerly line of said Section 5 to the  
16 southwest corner of the southeast quarter of Section 32, Township  
17 5 North, Range 17 West, San Bernardino Meridian;

18 Thence northerly along the quarter section lines of Sections 32  
19 and 29 of last said Township and Range to the northwest corner  
20 of the south half of the northeast quarter of said Section 29;

21 Thence easterly along the north line of said south half of the  
22 northeast quarter of Section 29 to the northeast corner of said south  
23 half;

24 Thence northerly along the east line of the northeast quarter of  
25 said Section 29 to the northeast corner of said Section 29;

26 Thence easterly along the southerly line of Section 21 of said  
27 Township and Range to the south quarter corner of said Section  
28 21;

29 Thence northerly along the west line of the southeast quarter of  
30 said Section 21 to the center of said Section 21;

31 Thence easterly along the along the south line of the northeast  
32 quarter of said Section 21 to the southwest corner of the east half  
33 of the northeast quarter of said Section 21;

34 Thence northerly along the westerly line of the east half of the  
35 northeast quarter of said Section 21 to the northwest corner of said  
36 east half;

37 Thence westerly along the northerly line of said Section 21 to  
38 the most westerly corner of Government Lot 5 in Fractional Section  
39 16 of said Township and Range;



1 Thence northeasterly along the northwesterly lines of  
2 Government Lots 5, 4, and 3 all of said Fractional Section 16 to  
3 an angle point in the westerly line of said Government Lot 3;

4 Thence northwesterly along the southwesterly lines of  
5 Government Lots 3, 2, and 1 of said Fractional Section 16 and  
6 continuing northwesterly along the southwesterly lines of Lots 6,  
7 5, 4, 3, 2 and 1 of Fractional Section 9 of said Township and Range  
8 to the northerly line of said Fractional Section 9;

9 Thence easterly along said northerly line to the south quarter  
10 corner of Section 4 of said Township and Range;

11 Thence northerly along the north-south center section line of  
12 said Section 4 to the north quarter corner of said Section 4;

13 Thence easterly along said north line to the southeast corner of  
14 Section 34, Township 6 North, Range 17 West, San Bernardino  
15 Meridian;

16 Thence northerly along the east line of said Section 34 to the  
17 northeast corner of said Section 34;

18 Thence westerly along the northerly line of said Section 34 to  
19 the northwest corner of said Section 34;

20 Thence northerly along the west line of the southwest quarter  
21 of Section 27 of said Township and Range to the northwest corner  
22 of said southwest quarter;

23 Thence westerly along the southerly line of the northeast quarter  
24 of Section 28 of said Township and Range, to the northeast corner  
25 of the west half of the east half of the southeast quarter of said  
26 Section 28;

27 Thence southerly and westerly along the easterly and southerly  
28 lines of said west half of the east half of the southeast quarter of  
29 said Section 28 to the southwest corner of said west half;

30 Thence southerly and westerly along the easterly and southerly  
31 lines of the northwest quarter of the northeast quarter of Section  
32 33 of said Township and Range, to the northeast corner of the  
33 northwest quarter of the southwest quarter of the northeast quarter  
34 of said Section 33;

35 Thence southerly, westerly, and northerly along the easterly,  
36 southerly, and westerly lines of last said northwest quarter of the  
37 southwest quarter of the northeast quarter to the northwest corner  
38 thereof;

39 Thence northerly and easterly along the westerly and northerly  
40 lines of the northwest quarter of the northeast quarter of said

1 Section 33 to the southwest corner of the east half of the southwest  
2 quarter of the southeast quarter of said Section 28;

3 Thence northerly and easterly along the westerly and northerly  
4 lines of last said east half to the northeast corner thereof;

5 Thence northerly along the westerly line of the northeast quarter  
6 of the southeast quarter of said Section 28 to the northwest corner  
7 thereof;

8 Thence northerly and easterly along the westerly and northerly  
9 lines of the south half of the southeast quarter of the northeast  
10 quarter of said Section 28 to the southwest corner of the northeast  
11 quarter of the southeast quarter of the northeast quarter of said  
12 Section 28;

13 Thence northerly along the westerly line of the northeast quarter  
14 of the southeast quarter of the northeast quarter to the northwest  
15 corner thereof;

16 Thence northerly and easterly along the westerly and northerly  
17 lines of the southeast quarter of the northeast quarter of the  
18 northeast quarter of said Section 28 to the northeast corner of the  
19 southeast quarter of the northeast quarter of the northeast quarter  
20 of said Section 28;

21 Thence northerly along the easterly line of said Section 28 to  
22 the northeast corner of said Section 28;

23 Thence northerly along the easterly lines of Sections 22 and 15  
24 of said Township and Range, to the northwest corner of the  
25 southwest quarter of said Section 15;

26 Thence easterly along the east-west centerline of said Section  
27 15 to the east quarter corner of said Section 15;

28 Thence southerly along the easterly line of said Section 15 to  
29 the southeast corner of said Section 15;

30 Thence southerly along the westerly line of Section 23 of said  
31 Township and Range to the west quarter corner of said Section  
32 23;

33 Thence easterly along the northerly line of the southwest quarter  
34 of said Section 23 to the northeast corner of the west half of the  
35 northwest quarter of the southwest quarter of said Section 23;

36 Thence southerly along the easterly line of said west half of the  
37 northwest quarter of the southwest quarter to the southeast corner  
38 of said west half;

1 Thence easterly along the northerly line of the southwest quarter  
2 of the southwest quarter of said Section 23 to the northeast corner  
3 of said southwest quarter of the southwest quarter of Section 23;

4 Thence southerly along the easterly line of said southwest quarter  
5 of the southwest quarter of Section 23 to the northwest corner of  
6 the southwest quarter of the southeast quarter of the southwest  
7 quarter of said Section 23;

8 Thence easterly and southerly along the northerly and easterly  
9 lines of said southwest quarter of the southeast quarter of the  
10 southwest quarter of Section 23 to the southeast corner of said  
11 southwest quarter of the southeast quarter of the southwest quarter  
12 of Section 23;

13 Thence easterly along the southerly line of said Section 23 to  
14 the southeast corner of said Section 23;

15 Thence southerly along the westerly line of the northwest quarter  
16 of Section 25 of said Township and Range, to the southwest corner  
17 of said northwest quarter of Section 25;

18 Thence easterly along the northerly line of the southwest quarter  
19 of said Section 25 to the northeast corner of said southwest quarter  
20 of Section 25;

21 Thence southerly and easterly along the westerly and southerly  
22 lines of the northwest quarter of the southeast quarter of said  
23 Section 25 to the southeast corner of said northwest quarter of the  
24 southeast quarter of Section 25;

25 Thence southerly along the easterly line of the southwest quarter  
26 of the southeast quarter of said Section 25 to the southeast corner  
27 of said southwest quarter of the southeast quarter of Section 25;

28 Thence along the southerly line of the southeast quarter of said  
29 Section 25 to the southeast corner of said Section 25;

30 Thence easterly along the northerly line of Section 31 of said  
31 Township and Range, to the northeast corner of said Section 31;

32 Thence southerly along the easterly line of said Section 31 to  
33 the northwest corner of Section 6, Township 5 North, Range 16  
34 West, San Bernardino Meridian;

35 Thence easterly along the northerly line of said Section 6 to the  
36 northeast corner of said Section 6;

37 Thence northerly along the northerly prolongation of the east  
38 line of said Section 6 to a point in the easterly prolongation of the  
39 north line of said Section 31, Township 6 North, Range 17 West,  
40 San Bernardino Meridian;

1 Thence easterly along last said easterly prolongation of the north  
2 line of Section 31 to a point in the northerly prolongation of the  
3 east line of Section 4, Township 5 North, Range 16 West, San  
4 Bernardino Meridian;

5 Thence southerly along last said northerly prolongation of the  
6 east line of Section 4 to the northwest corner of said Section 4;

7 Thence westerly along the northerly line of said Section 4 to the  
8 north quarter corner of said Section 4;

9 Thence southerly along the north-south centerline of said Section  
10 4 to the south quarter corner of said Section 4;

11 Thence southerly along the east line of the northwest quarter of  
12 Section 9 of said Township and Range, to the southeast corner of  
13 said northwest quarter of Section 9;

14 Thence westerly along the southerly line of said northwest  
15 quarter of Section 9 to the southwest corner of said northwest  
16 quarter of Section 9;

17 Thence southerly along the east line of the southeast quarter of  
18 Section 8 of said Township and Range, to the southeast corner of  
19 said southeast quarter of Section 8;

20 Thence southerly along the easterly line of the northeast quarter  
21 of Section 17 of said Township and Range, to the southeast corner  
22 of said northeast quarter of Section 17;

23 Thence westerly along the southerly line of said northeast quarter  
24 of Section 17 to the southwest corner of said northeast quarter of  
25 said Section 17;

26 Thence westerly along the southerly line of the northwest quarter  
27 of said Section 17 to the southwest corner of said northwest quarter  
28 of Section 17;

29 Thence southerly along the easterly line of the southeast quarter  
30 of Section 18 of said Township and Range, to the southeast corner  
31 of said southeast quarter of Section 18;

32 Thence southerly along the easterly line of the northeast quarter  
33 of Section 19 of said Township and Range, to the southeast corner  
34 of said northeast quarter of Section 19;

35 Thence westerly along the southerly line of said northeast quarter  
36 of Section 19 to the southwest corner of said northeast quarter of  
37 Section 19;

38 Thence southerly along the easterly line of the southwest quarter  
39 of said Section 19 to the southeast corner of said southwest quarter  
40 of Section 19;

1 Thence southerly along the easterly line of the northwest quarter  
2 of Section 30 of said Township and Range, to the southeast corner  
3 of said northwest quarter of Section 30;

4 Thence westerly along the southerly line of said northwest  
5 quarter of Section 30 to the northwest corner of the northeast  
6 quarter of the southwest quarter of said Section 30;

7 Thence southerly along the westerly line of said northeast quarter  
8 of the southwest quarter to the southwest corner of said northeast  
9 quarter of the southwest quarter of Section 30;

10 Thence southerly along the westerly line of the southeast quarter  
11 of the southwest quarter of said Section 30 to the southwest corner  
12 of said southeast quarter of the southwest quarter of Section 30;

13 Thence easterly along the northerly lines of Sections 31, 32, 33,  
14 34, 35, and 36 of Township 5 North, Range 16 West, San  
15 Bernardino Meridian and Sections 31 and 32 of Township 5 North,  
16 Range 15 West, San Bernardino Meridian, to the northeast corner  
17 of the northwest quarter of said Section 32, Township 5 North,  
18 Range 15 West, San Bernardino Meridian;

19 Thence northerly to the northwest corner of the southeast quarter  
20 of Section 29, Township 5 North, Range 15 West, San Bernardino  
21 Meridian;

22 Thence easterly to the northeast corner of said southeast quarter  
23 of Section 29;

24 Thence northerly to the northeast corner of said Section 29;

25 Thence easterly along the northerly lines of Sections 28 and 27,  
26 said Township and Range, to the northwest corner of the northeast  
27 quarter of said Section 27;

28 Thence southerly to the southwest corner of the southeast quarter  
29 of said Section 27;

30 Thence easterly along the southerly lines of Sections 27, 26, and  
31 25 of said Township and Range, and easterly along the northerly  
32 line of Section 31, Township 5 North, Range 14 West, San  
33 Bernardino Meridian, to the northeast corner of the northwest  
34 quarter of the northeast quarter of said Section 31;

35 Thence southerly to the southeast corner of the southwest quarter  
36 of the southeast quarter of said Section 31;

37 Thence easterly to the north quarter corner of Section 5,  
38 Township 4 North, Range 14 West, San Bernardino Meridian;

39 Thence southerly to the south quarter corner of said Section 5;

1 Thence easterly along the northerly lines of Sections 8 and 9 of  
2 said Township and Range, to the north quarter corner of said  
3 Section 9;

4 Thence southerly along the north-south quarter section lines of  
5 said Section 9 and Section 16 of said Township and Range, to the  
6 center of said Section 16;

7 Thence westerly along the east-west quarter section lines of said  
8 Section 16 and Section 17 of said Township and Range, to the  
9 west quarter corner of said Section 17;

10 Thence southerly to the southeast corner of Section 18 of said  
11 Township and Range;

12 Thence westerly to the north quarter corner of Section 19 of said  
13 Township and Range;

14 Thence southerly along the north-south quarter section lines to  
15 the south quarter corner of said Section 19;

16 Thence westerly to the northeast corner of Section 25, Township  
17 4 North, Range 15 West, San Bernardino Meridian;

18 Thence southerly along the easterly lines of said Section 25 and  
19 along the easterly lines of Section 36 of said Township and Range,  
20 and along the easterly lines of Section 1, Township 3 North, Range  
21 15 West, San Bernardino Meridian, to the southeast corner of said  
22 Section 1;

23 Thence westerly along the southerly lines of said Section 1 and  
24 along the southerly lines of Sections 2, 3, 4, and 5 of said Township  
25 and Range, to the southeast corner of Section 6 of said Township  
26 and Range;

27 Thence southerly along the easterly lines of Sections 7 and 18  
28 of said Township and Range, to the southeast corner of said Section  
29 18;

30 Thence westerly along the southerly lines of said Section 18 to  
31 the southwest corner of said Section 18;

32 Thence southwesterly to the most northerly corner of the  
33 boundary of the City of Los Angeles;

34 Thence southwesterly along said City boundary to its westerly  
35 intersection of the southerly line of the north half of the north half  
36 of said Section 24;

37 Thence westerly to the southwest corner of the northwest quarter  
38 of the northwest quarter of said Section 24;

39 Thence northerly to the northwest corner of said Section 24;

1 Thence westerly to the south quarter corner of Section 14,  
2 Township 3 North, Range 16 West, San Bernardino Meridian;

3 Thence northerly to the northeast corner of the southeast quarter  
4 of the southwest quarter of said Section 14;

5 Thence westerly to the northwest corner of the southwest quarter  
6 of the southwest quarter of said Section 14;

7 Thence northerly to the west quarter corner of said Section 14;

8 Thence westerly to the northwest corner of the northeast quarter  
9 of the southeast quarter of Section 15 of said Township and Range;

10 Thence southerly to the southeast corner of the northwest quarter  
11 of the southeast quarter of said Section 15;

12 Thence westerly to the northwest corner of the southwest quarter  
13 of the southeast quarter of said Section 15;

14 Thence southerly to the south quarter corner of said Section 15;

15 Thence westerly to the southwest corner of the southeast quarter  
16 of the southwest quarter of said Section 15;

17 Thence northerly to the northwest corner of the northeast quarter  
18 of the northwest quarter of said Section 15;

19 Thence westerly along the northerly line of said Section 15 and  
20 along the northerly lines of Section 16 of said Township and Range,  
21 to the northwest corner of said Section 16;

22 Thence northerly to the northeast corner of Section 8 of said  
23 Township and Range;

24 Thence westerly along the southerly lines of Sections 5 and 6  
25 of said Township and Range, to the southwest corner of the  
26 southeast quarter of the southeast quarter of said Section 6;

27 Thence northerly to the northwest corner of the northeast quarter  
28 of the southeast quarter of said Section 6;

29 Thence westerly to the southeast corner of the southwest quarter  
30 of the northwest quarter of said Section 6;

31 Thence northerly along projected section lines through said  
32 Rancho San Francisco to the southeast corner of the northwest  
33 quarter of the northwest quarter of Section 31, Township 4 North,  
34 Range 15 West, San Bernardino Meridian;

35 Thence easterly to the southwest corner of the northeast quarter  
36 of the northeast quarter of said Section 31;

37 Thence northerly to the northwest corner of the northeast quarter  
38 of the northeast quarter of said Section 31;

39 Thence easterly to the northeast corner of said Section 31;

1 Thence northerly along the easterly line of Section 30 of said  
2 Township and Range, to the southerly corner of Lot 14 as shown  
3 on the map filed in Book 25, Page 9 of Record of Surveys, Records  
4 of Los Angeles County;

5 Thence northwesterly, southwesterly and southerly along the  
6 northeasterly, northwesterly, and westerly boundary lines of that  
7 certain parcel of land known as the Pico Project No. 1 as shown  
8 in the map filed in Book 27, Pages 19, 20, and 39 of Record of  
9 Surveys, Records of Los Angeles County, to the southeast corner  
10 of Parcel 11 as shown on the map filed in Book 27, Page 20 of  
11 said Record of Surveys;

12 Thence westerly along the south line of said last mentioned  
13 Parcel 11 to the northeast corner of Parcel 12 as shown on the map  
14 filed in Book 27, Page 21 of said Record of Surveys;

15 Thence southerly along the easterly line of last mentioned Parcel  
16 12 and along the most easterly line of Parcel 13 as shown on last  
17 mentioned Record of Survey to the southeasterly corner of said  
18 Parcel 13;

19 Thence westerly along the southerly line of said Parcel 13 to the  
20 westerly corner thereof;

21 Thence northwesterly along the southwesterly line of Parcel 15,  
22 as shown on last mentioned Record of Survey, 603.95 feet to said  
23 boundary line of the County of Los Angeles;

24 Thence northwesterly along said boundary line to the east-west  
25 centerline of projected Section 9, Township 3 North, Range 17  
26 West, San Bernardino Meridian, said centerline being North 21°  
27 57' West 2764 (plus or minus) feet along said county line from the  
28 southwesterly line of the land described in the deed to the Newhall  
29 Land and Farming Company recorded June 21, 1910 in Book 127,  
30 Page 104 of Deeds, Records of Ventura County;

31 Thence westerly, leaving said county line along said centerline  
32 of projected Section 9 and projected Section 8, Township 3 North,  
33 Range 17 West, San Bernardino Meridian, to said southwesterly  
34 line of Newhall;

35 Thence northwesterly along said southwesterly line North 54°  
36 28' West to the southeasterly line of Tract N in Rancho Simi, per  
37 map recorded in Book 3, Page 7 of Maps, Records of Ventura  
38 County;



1 Thence southwesterly along the southeasterly line of said Tract  
2 N South 70° 26' West to the east-west centerline of said Section  
3 8;

4 Thence westerly along said centerline to the west line of said  
5 Section 8;

6 Thence southerly along the west line to the southerly line of said  
7 Tract N;

8 Thence South 70° 26' West and west along the southerly line of  
9 said Tract N to the southwest corner of projected Section 12,  
10 Township 3 North, Range 18 West, San Bernardino Meridian;

11 Thence north and leaving the southerly line of said Tract N to  
12 the northwest corner of said Section 12, being the southeast corner  
13 of projected Section 2, Township 3 North, Range 18 West, San  
14 Bernardino Meridian;

15 Thence west along the south line of said Section 2 to the  
16 southwest corner of said Section 2;

17 Thence north along the west line of said Section 2 to the  
18 southerly line of said Rancho San Francisco;

19 Thence westerly along the said Rancho San Francisco to a three  
20 inch pipe marked "N", set at the southerly terminus of the westerly  
21 line of the parcel marked the Newhall Land and Farming Company  
22 on Licensed Surveyor's Map filed in Book 3, Page 74 of Record  
23 of Surveys, Records of Ventura County;

24 Thence northerly along said westerly line North 0° 13' 33" East  
25 11,446.56 feet to the southerly line of the Southern Pacific Railroad  
26 Company (Saugus branch) Right of Way, 100 feet wide;

27 Thence in a general easterly and northeasterly direction along  
28 the southerly and southeasterly line of said Southern Pacific  
29 Railroad Company Right of Way, to the intersection with the third  
30 course, recited as "South 28° 08' East 1,089.96 feet" in deed to  
31 J.S. Sharp recorded March 26, 1921, in Book 180, Page 101 of  
32 Deeds, Records of Ventura County;

33 Thence along the boundary of said deed the following three  
34 courses, South 28° 08' East 989.96 feet to the southerly terminus  
35 of said third course;

36 Thence North 43° 58' East 247.20 feet to an angle point;

37 Thence North 26° 04' East 1638.3 feet to the northerly line of  
38 said Southern Pacific Railroad Company Right of Way;

39 Thence in a general easterly and southeasterly direction along  
40 the northerly and northeasterly line of said Southern Pacific

1 Railroad Company Right of Way to a one inch iron pipe set at the  
2 most southerly corner of the land described in deed to George B.  
3 Larinan recorded February 8, 1957, in Book 141, Page 238 of  
4 Official Records, Records of Ventura County;

5 Thence along the boundary of last mentioned deed the following  
6 six courses, North 27° 44' East 239.74 feet to a one and one-half  
7 inch iron pipe set at an angle point;

8 Thence North 3° 40' West 686.99 feet to a one and one-half inch  
9 iron pipe set at an angle point;

10 Thence North 9° 07' 40" West 812.92 feet to a one and one-half  
11 inch iron pipe set at an angle point;

12 Thence North 57° 03' 20" East 752.49 feet to a one inch iron  
13 pipe set at an angle point;

14 Thence North 60° 28' 45" East 2567.91 feet to a one inch iron  
15 pipe set at an angle point;

16 Thence North 18° 45' 20" East 1554.65 feet to a two inch iron  
17 pipe set on the northerly line of said Rancho San Francisco at the  
18 most easterly corner of said land of George B. Larinan;

19 Thence easterly along said northerly line North 87° 13' 50" East  
20 3097.6 feet, more or less, to the point of beginning.

21 Except therefrom the west half of the west half of the northeast  
22 quarter of Fractional Section 15, Township 4 North, Range 17  
23 West, San Bernardino Meridian.

24 Also except therefrom the southeast quarter of the southeast  
25 quarter of Section 10, Township 4 North, Range 17 West, San  
26 Bernardino Meridian.

27 Sec. 4. (a) The Castaic Lake Water Agency created pursuant  
28 to the Castaic Lake Water District Law (Chapter 28 of the First  
29 Extraordinary Session of the Statutes of 1962) and the Newhall  
30 County Water District created pursuant to the County Water  
31 District Law (Division 12 (commencing with Section 30000) of  
32 the Water Code), shall be reorganized into the Santa Clarita Valley  
33 Water District and shall no longer operate as separate entities or  
34 exercise independent functions.

35 (b) The district shall be the successor to the Castaic Lake Water  
36 Agency and the Newhall County Water District for the purpose  
37 of succeeding to all of the rights, duties, obligations, contracts,  
38 responsibilities, assets, entitlements, and liabilities of the Castaic  
39 Lake Water Agency and the Newhall County Water District,

1 including, but not limited to, the performance or payment of any  
2 outstanding bonds and notes.

3 (c) All property, whether real or personal, and including all  
4 moneys such as cash on hand and moneys due uncollected, and  
5 assets and liabilities of the Castaic Lake Water Agency and the  
6 Newhall County Water District shall be transferred to and vested  
7 in the district.

8 (d) All employees of the Castaic Lake Water Agency and the  
9 Newhall County Water District shall become employees of the  
10 district.

11 (e) The district shall continue to levy, impose, or fix and collect  
12 any previously authorized charge, fee, assessment, or tax approved,  
13 imposed, and levied by the Castaic Lake Water Agency or the  
14 Newhall County Water District, or both, including, but not limited  
15 to, any rates, fees, and charges for the provision of water. Any  
16 charge, fee, assessment, or tax authorized and in effect for the  
17 Castaic Lake Water Agency or the Newhall County Water District  
18 shall remain in effect until otherwise modified, increased, or  
19 terminated by the board of directors of the district.

20 (f) The district shall be the successor in interest to Castaic Lake  
21 Water Agency's water supply contract with the Department of  
22 Water Resources dated August 3, 1962, as thereafter amended, for  
23 a water supply from the State Water Resources Development  
24 System, including all of the rights, responsibilities, and obligations  
25 contained in the contract, and the district shall succeed to the legal  
26 authority held by Castaic Lake Water Agency for the performance  
27 and enforcement of that contract.

28 (g) The indebtedness of the Newhall County Water District and  
29 the Santa Clarita Water Division, a retail division of the Castaic  
30 Lake Water Agency, that exists as of December 31, 2017, including  
31 acquisition costs, tax obligations, and debt financing of capital  
32 improvement projects, shall be borne by retail divisions of the  
33 district that correspond with the Newhall County Water District  
34 and Santa Clarita Water Division areas, respectively, and paid for  
35 from the revenues of the corresponding retail divisions. Any  
36 indebtedness incurred by the district shall not be limited by this  
37 subdivision.

38 (h) If any other retail water supplier is incorporated into the  
39 district, the indebtedness of the retail water supplier that exists  
40 immediately before the incorporation shall be borne by the

1 customers in the area that corresponds with the boundaries of the  
2 retail water supplier and paid for from the revenues of that area.

3 Sec. 5. The district is divided into three divisions as follows:

4 (a) The first division shall include the real property described  
5 as follows:

6 Beginning at the intersection of Newhall Ranch Road and  
7 Interstate 5; thence proceeding easterly along Newhall Ranch Road  
8 to Golden Valley Road; thence proceeding northerly along Golden  
9 Valley Road to Ermine Street; thence proceeding easterly along  
10 Ermine Street and Ermine Place and the extension of Ermine Place  
11 to Whites Canyon Road; thence proceeding along Whites Canyon  
12 Road to Nadal Street; thence proceeding easterly along Nadal  
13 Street to Bermina Avenue; thence proceeding southerly along  
14 Bermina Avenue to Delight Street; thence proceeding westerly  
15 along Delight Street to Bakerton Avenue; thence proceeding  
16 southerly along Bakerton Avenue to the Bekerton Avenue right  
17 of way just south of the power lines approximately 135 feet south  
18 of Kimbrough Street; thence proceeding westerly and southerly  
19 along the right of way behind the parcels on the east side of  
20 Crossglade Avenue until Allenwick Avenue; thence proceeding  
21 southerly along Allenwick Avenue to Vicci Street; thence  
22 proceeding westerly along Vicci Street to Crossglade Avenue;  
23 thence proceeding southerly along Crossglade Avenue to its dead  
24 end and continuing due south into the parking lot until its  
25 conclusion; thence proceeding westerly and southerly and easterly  
26 along the northern, western and southern borders of Census Block  
27 060379200351017, going around the two apartment buildings;  
28 thence proceeding easterly along the riverbed to Highway 14;  
29 thence proceeding northeasterly along Highway 14 to the district's  
30 eastern border; thence proceeding clockwise along the district's  
31 border to the intersection of Highway 14 and the district's southern  
32 border; thence proceeding northerly along Highway 14 to Newhall  
33 Avenue; thence proceeding northwesterly along Newhall Avenue  
34 to Main Street; thence proceeding northerly along Main Street to  
35 Lyons Avenue; thence proceeding westerly along Lyons Avenue  
36 to Orchard Village Road; thence proceeding northerly along  
37 Orchard Village Road to McBean Parkway; thence proceeding  
38 westerly along McBean Parkway to Interstate 5; thence proceeding  
39 northerly along Interstate 5 to the point of origin.

(b) The second division shall include the real property described as follows:

Beginning at the intersection of the district's northern border and the Los Angeles Aqueduct easement on the western border of Census Block 060379200152002, between Harmony Way and Evening Star Court; thence proceeding southerly along the Aqueduct easement to Copper Hill Drive; thence proceeding westerly along Copper Hill Drive to McBean Parkway; thence proceeding southerly along McBean Parkway to Newhall Ranch Road; thence proceeding easterly along Newhall Ranch Road to Golden Valley Road; thence proceeding northerly along Golden Valley Road to Ermine Street; thence proceeding easterly along Ermine Street and Ermine Place and the extension of Ermine Place to Whites Canyon Road; thence proceeding along Whites Canyon Road to Nadal Street; thence proceeding easterly along Nadal Street to Bermina Avenue; thence proceeding southerly along Bermina Avenue to Delight Street; thence proceeding westerly along Delight Street to Bakerton Avenue; thence proceeding southerly along Bakerton Avenue to the Bakerton Avenue right of way just south of the power lines approximately 135 feet south of Kimbrough Street; thence proceeding westerly and southerly along the right of way behind the parcels on the east side of Crossglade Avenue until Allenwick Avenue; thence proceeding southerly along Allenwick Avenue to Vicci Street; thence proceeding westerly along Vicci Street to Crossglade Avenue; thence proceeding southerly along Crossglade Avenue to its dead end and continuing due south into the parking lot until its conclusion; thence proceeding westerly and southerly and easterly along the northern, western and southern borders of Census Block 060379200351017, going around the two apartment buildings; thence proceeding easterly along the riverbed to Highway 14; thence proceeding northeasterly along Highway 14 to the district's eastern border; thence proceeding counter-clockwise along the district's border to the point of origin.

(c) The third division shall include the real property described as follows:

Beginning at the intersection of the district's northern border and the Los Angeles Aqueduct easement on the western border of Census Block 060379200152002, between Harmony Way and Evening Star Court; thence proceeding southerly along the

1 Aqueduct easement to Copper Hill Drive; thence proceeding  
2 westerly along Copper Hill Drive to McBean Parkway; thence  
3 proceeding southerly along McBean Parkway to Newhall Ranch  
4 Road; thence proceeding westerly along Newhall Ranch Road to  
5 Interstate 5; thence proceeding southerly along Interstate 5 to  
6 McBean Parkway; thence proceeding easterly along McBean  
7 Parkway to Orchard Village Road; thence proceeding southerly  
8 along Orchard Village Road to Lyons Avenue; thence proceeding  
9 easterly along Lyons Avenue to Main Street; thence proceeding  
10 southerly along Main Street to Newhall Avenue; thence proceeding  
11 southeasterly along Newhall Avenue to Highway 14; thence  
12 proceeding southerly along Highway 14 to the district's southern  
13 border; thence proceeding clockwise along the district's border to  
14 the point of origin.

15 Sec. 6. The board of directors shall adjust the division  
16 boundaries described in Section 5 by resolution pursuant to Chapter  
17 8 (commencing with Section 22000) of Division 21 of the Elections  
18 Code.

19 Sec. 7. As used in this act:

20 (a) "Private corporation" means and includes any private  
21 corporation organized under federal law or the laws of any state.

22 (b) "Public agency" means and includes the federal government,  
23 the State of California, a county, a city, a public corporation, the  
24 Metropolitan Water District of Southern California, or other public  
25 district of this state.

26 (c) "Purveyor" means the Los Angeles County Waterworks  
27 District No. 36, which is a retail water supplier that has facilities  
28 connected to the district's water transmission system and is under  
29 contract with the district for water.

30 Sec. 8. (a) The district shall be governed by a board of directors  
31 that shall initially consist of 15 members as follows:

32 (1) The five members of the Newhall County Water District  
33 board of directors in office as of December 31, 2017.

34 (2) The appointed member representing the purveyor described  
35 in subdivision (a) of Section 10 and the nine elected members of  
36 the Castaic Lake Water Agency board of directors in office as of  
37 December 31, 2017.

38 (b) Each elected member of the board of directors shall be a  
39 resident or owner of real property within the district's service

1 territory and shall hold office until his or her successor is elected  
2 pursuant to Section 9.

3 (c) Each of the initial members of the board of directors of the  
4 district, except for the initial appointed member, are deemed to be  
5 designated as a director from the division, as described in Section  
6 5, in which his or her residence is located.

7 (d) Each of the initial members of the board of directors of the  
8 district, except for the initial appointed member, shall hold office  
9 as follows:

10 (1) The directors whose respective terms as a member of the  
11 Castaic Lake Water Agency or Newhall County Water District  
12 board of directors would have expired following the 2018 general  
13 election shall expire following the 2020 general election.

14 (2) The directors whose respective terms as a member of the  
15 Castaic Lake Water Agency or Newhall County Water District  
16 board of directors would have expired following the 2020 general  
17 election shall expire following the 2022 general election.

18 (3) If any elected initial member of the board of the district  
19 resigns, vacates, or is removed from office before the expiration  
20 of his or her initial term, the board may, in its discretion, decide  
21 not to appoint a successor. The board shall appoint a successor if  
22 the division in which the vacancy occurs will have less than four  
23 members representing the division on the board of directors.

24 Sec. 9. (a) All elected successors of the first board of directors  
25 shall be elected at the time and in the manner provided in the  
26 Uniform District Election Law (Part 4 (commencing with Section  
27 10500) of Division 10 of the Elections Code).

28 (b) Successors to the first board of directors shall be elected by  
29 the voters for each division as follows:

30 (1) Two directors elected for each division at the 2020 general  
31 election.

32 (2) Two directors elected for each division at the 2022 general  
33 election.

34 (c) Each elected director shall have his or her primary residence  
35 in and be an elector in the division he or she represents. Each  
36 elected director shall serve a four year term from the date of taking  
37 office and until the election and qualification of a successor. A  
38 director shall take office on the first Monday of the January after  
39 an election.

1 (d) The board may, after January 1, 2023, by resolution reduce  
2 the number of elected directors from 12 to nine, comprised of three  
3 members for each division in accordance with Section 14.

4 (e) Any vacancy in the board of directors shall be filled by a  
5 majority vote of the remaining directors in accordance with  
6 subdivision (d) of Section 1780 of the Government Code.

7 (f) If a director's place of residence, as defined in Section 244  
8 of the Government Code, is moved outside of that director's  
9 division where elected from a division, and if within 180 days of  
10 the move the director fails to reestablish a place of residence within  
11 the director's division, it shall be presumed that a permanent  
12 change of residence has occurred and that a vacancy exists on the  
13 board of directors pursuant to Section 1770 of the Government  
14 Code.

15 Sec. 10. (a) The initial board of directors of the district shall  
16 include the Castaic Lake Water Agency director who was  
17 nominated by the purveyor and in office as a Castaic Lake Water  
18 Agency director as of December 31, 2017. This initial appointed  
19 director shall serve an initial term of one year that expires on  
20 January 1, 2019. The subsequent terms for the director nominated  
21 by the purveyor shall be four years.

22 (b) After the initial appointed director's term expires on January  
23 1, 2019, the office of the appointed director shall be filled as  
24 follows:

25 (1) Not more than 90 or less than 30 days before the expiration  
26 of the term of office of the appointed director, the purveyor shall  
27 submit a nominee for a successor appointed director to the board  
28 of directors. A nominee of the purveyor may be a director, officer,  
29 agent, or employee of the purveyor and shall be a registered voter  
30 within the County of Los Angeles or the County of Ventura. Any  
31 appointed director whose term is expiring may be nominated by  
32 the purveyor for reappointment by the board of directors as the  
33 successor appointed director. If a vacancy occurs in the office of  
34 appointed director, the purveyor shall nominate a person for  
35 appointment to the vacant office not more than 60 days after the  
36 occurrence of the vacancy.

37 (2) The board of directors shall appoint the nominee within 30  
38 days after the nomination is submitted, or may within the same  
39 time period by resolution reject the nominee for cause, which shall  
40 be documented in the resolution by a detailed statement of reasons.



1 If the board of directors rejects the nominee, the purveyor shall  
2 promptly submit a second and different nominee to the board of  
3 directors. The board of directors shall appoint the second nominee  
4 within 30 days after the second nomination is submitted, or may  
5 within the same time period by resolution likewise reject that  
6 second nominee for cause, which shall be documented in the  
7 resolution by a detailed statement of reasons. If the board of  
8 directors rejects the nominee, the purveyor shall select a third and  
9 still different nominee, which nominee shall be entitled without  
10 further board action to take an oath of office as required by law  
11 and to thereafter serve as an appointed director of the district. A  
12 successor appointed director shall take office on the first Monday  
13 in January in odd-numbered years, or as soon thereafter as  
14 qualifying by taking the required oath of office. A successor  
15 appointed director appointed to or otherwise entitled to fill a  
16 vacancy shall take office immediately upon taking the required  
17 oath of office. A nominee of a purveyor who is the general manager  
18 of the purveyor shall be rejected for appointment only on the  
19 ground that the nominee is legally disqualified from holding the  
20 office of director by a provision of applicable law.

21 (c) An incumbent in the office of appointed director shall be  
22 subject to recall by the voters of the entire district in accordance  
23 with Division 11 (commencing with Section 11000) of the  
24 Elections Code, except that any vacancy created by a successful  
25 recall shall be filled in accordance with subdivision (b).

26 (d) Notwithstanding any other law, the provisions of Article 4.7  
27 (commencing with Section 1125) of Chapter 1 of Division 4 of  
28 Title 1 of the Government Code shall not be applicable to the  
29 appointed director. The fact the appointed director is  
30 simultaneously a director, officer, agent, or employee of the  
31 purveyor shall not in any way constitute the holding of  
32 incompatible offices under or for purpose of any common law  
33 doctrine prohibiting the simultaneous holding of these offices, and  
34 shall not disqualify the director from serving as a director of the  
35 district or from discharging fully the responsibilities of the office  
36 of appointed director with respect to any matter coming before the  
37 board of directors of the district for consideration, decision,  
38 determination, or other form of action.

39 Sec. 11. (a) A person who may vote at any district election  
40 held under the provisions of this act shall be a voter within the

1 meaning of the Elections Code, residing in the division of the  
2 district in which he or she casts his or her vote. For the purpose of  
3 registering voters who shall be entitled to vote at district elections,  
4 the county elections official is authorized, in any county in which  
5 there is a district, to indicate upon the affidavit of registration  
6 whether the voter is a voter of a district.

7 (b) In case the boundary line of a district crosses the boundary  
8 line of a county election precinct, only those voters within the  
9 district and within the precinct who are registered as being voters  
10 within the district shall be permitted to vote, and for that purpose  
11 the county elections official may provide two sets of ballots within  
12 those precincts, one containing the names of candidates for office  
13 in the district, and the other not containing those names, and it  
14 shall be the duty of the election officers in those precincts to furnish  
15 only those persons registered as voters within the district with the  
16 ballots upon which are printed the names of the candidates for  
17 office in the district.

18 (c) In a county in which the district is located, the county  
19 elections official is hereby given authority to have printed upon  
20 the official ballots provided for voters at elections for directors a  
21 heading in the same form as that provided by the Elections Code  
22 for nonpartisan officers, which heading shall be marked "Santa  
23 Clarita Valley Water District," with a subheading "For a Member  
24 of the Board of Directors, Division \_\_\_\_ (here inserting the number  
25 of the division ) — Vote for One," and beneath which shall appear  
26 the names of the candidates for the office of member of the board  
27 for the division of the district, with the appropriate blank space  
28 for the writing in of the name of a candidate if desired by the  
29 voters, and with a voting square placed opposite the space. The  
30 ballots thus provided shall be furnished by the precinct officers  
31 only to those voters within their respective precincts who shall  
32 appear on the register as duly registered voters within that division  
33 of the district, and in precincts that lie partly within that district  
34 and partly without the precinct board shall be supplied with two  
35 kinds of ballots by the county elections official, one of which shall  
36 contain the matters hereinabove set forth for the use of voters of  
37 the district, and the other of which shall be without the heading  
38 containing the names of candidates for the office of member of  
39 the board, and which shall be furnished to those voters who are  
40 not voters of the district and who are voters of the precinct.

1     Sec. 12. The board of directors shall hold its first meeting as  
2     soon as possible at which it shall choose one of its members to be  
3     president. The board of directors may appoint from its members  
4     additional officers and may define the duties of those officers. The  
5     board of directors shall provide for the time and place of holding  
6     its meetings and the manner in which its special meetings may be  
7     called. All legislative sessions of the board of directors shall be  
8     held in accordance with the Ralph M. Brown Act (Chapter 9  
9     (commencing with Section 54950) of Part 1 of Division 2 of Title  
10    5 of the Government Code). A majority of the board of directors  
11    shall constitute a quorum for the transaction of business.

12    Sec. 13. (a) The board of directors may act by ordinance,  
13    resolution, or motion. On all ordinances the roll shall be called  
14    and the ayes and noes recorded in the journal of the proceedings  
15    of the board of directors. Resolutions and motions may be adopted  
16    by voice vote, but on demand of any member the roll shall be  
17    called. Except as provided in Section 14, an ordinance, motion, or  
18    resolution shall not be passed or become effective without the  
19    affirmative vote of a majority of the membership of the board.

20    (b) The enacting clause of all ordinances passed by the board  
21    shall be, "Be it ordained by the Board of Directors of the Santa  
22    Clarita Valley Water District as follows:"

23    (c) Each member of the board of directors shall receive  
24    compensation equal to the amount of compensation authorized for  
25    a Castaic Lake Water Agency director as of December 31, 2017,  
26    for each meeting of the board attended and for each day's service  
27    rendered as a director at the request of the board. This initial  
28    compensation may be adjusted in accordance with Chapter 2  
29    (commencing with Section 20200) of Division 10 of the Water  
30    Code.

31    Sec. 14. (a) The board of directors may take action on the  
32    following items with an affirmative vote of four-fifths of the  
33    membership of the board:

34    (1) Authorizing the district to support or take action to further  
35    any amendments or efforts to amend this section.

36    (2) Issuing new debt in excess of ten million dollars  
37    (\$10,000,000) at any one time that relates to retail functions of the  
38    district, excluding the refinancing of existing debt. The threshold  
39    of ten million dollars (\$10,000,000) shall be adjusted annually in  
40    proportion to the assessed value of real property within the district.

1 (3) For the retail division of the district that corresponds with  
2 the Newhall County Water District area, changes to the volumetric  
3 retail rate structure that existed for the Newhall County Water  
4 District area as of December 31, 2017. This paragraph does not  
5 include changes to the tiered retail rate structure.

6 (4) Reducing the number of elected directors of the district from  
7 12 to nine members in accordance with Section 9.

8 (b) On or before January 1, 2019, the district shall develop a  
9 rate-setting process that includes an independent ratepayer advocate  
10 to advise the board of directors and provide information to the  
11 public before the adoption of new rates. The ratepayer advocate  
12 shall be selected by the board of directors and shall serve in an  
13 advisory capacity only. The board of directors shall develop and  
14 adopt any necessary rules and procedures to define the role of the  
15 ratepayer advocate. The board of directors shall not eliminate the  
16 rate-setting process or ratepayer advocate developed pursuant to  
17 this subdivision without an affirmative vote of four-fifths of the  
18 membership of the board of directors.

19 (c) Until December 31, 2024, the board of directors may  
20 dispense with the four-fifths vote requirement for the actions  
21 described in subdivisions (a) and (b) at any time upon an  
22 affirmative vote of four-fifths of the membership of the board of  
23 directors.

24 (d) On and after January 1, 2025, the board of directors may at  
25 any time dispense with the four-fifths vote required for any action  
26 described in subdivision (a) by a majority vote of the membership  
27 of the board.

28 Sec. 15. (a) No informality in any proceeding or informality  
29 in the conduct of any election, not substantially affecting adversely  
30 the legal rights of any citizen, shall be held to invalidate the  
31 incorporation of the district and the legal existence of the district  
32 and all proceedings in respect to the incorporation and the legal  
33 existence of the district shall be held to be valid and in every  
34 respect legal and incontestable.

35 (b) An action to determine the validity of any bonds, warrants,  
36 promissory notes, contracts, or other evidences of indebtedness of  
37 the kinds authorized by this act may be brought pursuant to Chapter  
38 9 (commencing with Section 860) of Title 10 of Part 2 of the Code  
39 of Civil Procedure.

1     Sec. 16. At its first meeting, or as soon as practicable, the board  
2 of directors shall, by a majority vote of the membership of the  
3 board, appoint a general manager, secretary, and treasurer or  
4 auditor. The board shall define the duties of these appointees and  
5 fix their compensation in accordance with Division 12  
6 (commencing with Section 30000) of the Water Code. The board  
7 may employ additional assistants, employees, engineers, attorneys,  
8 professionals, and other consultants as the board deems necessary  
9 to efficiently maintain and operate the district.

10    Sec. 17. Except as otherwise provided in this act, the district  
11 has and may exercise the powers expressly granted or necessarily  
12 implied in, and may operate in accordance with, Part 5  
13 (commencing with Section 31000), Part 6 (commencing with  
14 Section 31300), Part 7 (commencing with Section 31650), and  
15 Part 8 (commencing with Section 32200) of the County Water  
16 District Law (Division 12 (commencing with Section 30000)) of  
17 the Water Code.

18    Sec. 18. (a) The primary purpose of the district includes, but  
19 is not limited to, to acquire, hold, and utilize water and water rights,  
20 including, but not limited to, water available from the state under  
21 the State Water Resources Development System, and to provide,  
22 sell, manage, and deliver surface water, groundwater, and recycled  
23 water for municipal, industrial, domestic, and other purposes at  
24 retail and wholesale within the territory of the district.

25    (b) The district shall have the power to do all of the following:

26    (1) To construct, operate, and maintain works to develop energy,  
27 including, but not limited to, hydroelectric, solar, wind, and other  
28 renewable sources, inside or outside the district for use by the  
29 district in the operation of its works or as a means of assisting in  
30 financing the construction, operation, and maintenance of its  
31 projects for the control, conservation, diversion, and transmission  
32 of water and to enter into contracts for the sale of the energy. The  
33 energy may be marketed only at wholesale to any public agency  
34 or private entity, or both.

35    (2) To enter into contracts with any public agency or private  
36 entity engaged in the generation or distribution of electric energy  
37 for the right to use falling water, facilities, or real property of the  
38 district, either inside or outside the district, for energy generation  
39 or distribution purposes.

1 (3) To develop, treat, distribute, manage, and reclaim water,  
2 and to store and recover water from groundwater basins located  
3 wholly or partially inside or outside the boundaries of the district  
4 and, in exercising that power, to make and enter into contracts  
5 allowing that storage and recovery.

6 (4) To join with one or more public agencies, private  
7 corporations, or other persons for the purpose of carrying out any  
8 of the powers of the district, and for that purpose to contract with  
9 other public agencies or private corporations or persons for the  
10 purpose of financing those acquisitions, constructions, and  
11 operations. The contracts may provide for contributions to be made  
12 by each party to the contract and for the division and apportionment  
13 of the expenses of the acquisitions and operations, and the division  
14 and apportionment of the benefits, the services and products from  
15 the contract, and may provide for any agency to effect the  
16 acquisitions and to carry on the operations, and shall provide in  
17 the powers and methods of procedure for the agency the method  
18 by which the agency may contract. The contracts with other public  
19 agencies or private corporations or persons may contain other and  
20 further covenants and agreements as may be necessary or  
21 convenient to accomplish the purposes of the contract. In addition  
22 to and without limiting all of the other powers of the district, the  
23 district may contract with the State of California for delivery of  
24 water under the State Water Resources Development System.  
25 Contracts under this subdivision include those made with the  
26 federal government under the Federal Reclamation Act of June  
27 17, 1902, as amended, or any other act of the United States  
28 Congress enacted permitting cooperation.

29 (5) To require reporting to the district of all production,  
30 distribution, and reclamation of water within the district in excess  
31 of 10 acre-feet per annum.

32 (6) To develop groundwater management plans within the  
33 district that may include, but are not limited to, limitation,  
34 conservation, overdraft protection plans, and groundwater  
35 extraction charge plans, and implement any or all of those plans  
36 subject to the rights of property owners and with the approval of  
37 the purveyor and other major extractors of over 100 acre-feet of  
38 water per year.

39 (7) To contract with the purveyor or successor in interest to the  
40 purveyor.

(8) To construct works along and across any stream of water, watercourse, channel, flood control channel, storm channel, canal, ditch or flume, street, avenue, highway, or across any railway that the route of the works may intersect or cross, if the works are constructed in a manner as to afford security for life and property and the district restores the crossings and intersections to their former state as near as may be or in a manner not to have impaired unnecessarily their usefulness. This paragraph grants the district a statutory franchise right and therefore the district may not be charged any use fees or be made subject to any conditions that unreasonably interfere with the franchise rights.

Sec. 19. The financial or other interest of any appointed director in any contract between the purveyor or successor in interest to the purveyor and the district, or the fact that an appointed director may hold the position of a director, officer, agent, or employee of the purveyor or successor in interest to the purveyor, shall not constitute a violation of Section 1090 of the Government Code, and that interest or fact shall not render the contract void or make it avoidable under Section 1092 of the Government Code, at the instance of any party, if either the fact of the interest or the fact of the relationship as director, officer, agent, or employee, or both, are disclosed to the board of directors of the district and noted in its official records and the board authorizes, approves, or ratifies the contract by a vote of its membership sufficient for the purpose without counting the vote of the interested appointed director.

Sec. 20. The statutory franchise right and right-of-way granted in paragraph (8) of subdivision (b) of Section 18 is hereby given, dedicated, and set apart to locate, construct, and maintain the works along and across any street or public highway and over and through any of the lands that are now or may be the property of this state, and to have the same rights and privileges as have been or may be granted to cities within the state. Any use under this section of a public highway shall be subject to the provisions of Chapter 3 (commencing with Section 660) of Division 1 of the Streets and Highways Code.

Sec. 21. Notwithstanding any other law, the district may fix, levy, or collect any standby or availability charge or assessment in connection with the provision of water service pursuant to the procedures set forth in the Uniform Standby Charge Procedures

1 Act (Chapter 12.4 (commencing with Section 54984) of Part 1 of  
2 Division 2 of Title 5 of the Government Code).

3 Sec. 22. The district may impose and collect capacity charges  
4 and connection fees pursuant to Section 66013 of the Government  
5 Code.

6 Sec. 23. The district may prescribe, by resolution or ordinance,  
7 that when any capacity charges or connection fees adopted pursuant  
8 to this act become due and are unpaid under and in accordance  
9 with the rules and regulations concerning those charges and fees,  
10 the charges and fees may be secured and collected in accordance  
11 with the procedures specified in Sections 24 and 25.

12 Sec. 24. The amount of any delinquent and unpaid capacity  
13 charges or connection fees shall be collected with the annual taxes  
14 next levied upon the property that is subject to the imposition of  
15 a capacity charge or connection fee, and that amount constitutes  
16 a lien on that property as of the same time and in the same manner  
17 as the tax lien securing annual property taxes. If during the year  
18 preceding the date on which the first installment of real property  
19 taxes that evidence the charges appears on the roll, any real  
20 property to which the lien would attach has been transferred or  
21 conveyed to a bona fide purchaser for value, or if a lien of a bona  
22 fide encumbrancer for value has been created and attaches to the  
23 real property, the lien that would otherwise be imposed by this  
24 section shall not be added to and become part of the annual  
25 assessment and it shall not attach to the real property. A county in  
26 which the district is located shall deduct from the capacity charges  
27 and connection fees collected by it an amount sufficient to  
28 compensate the county for costs incurred in collecting the  
29 delinquent and unpaid capacity charges and connection fees. The  
30 amount of that compensation shall be fixed by agreement between  
31 the board of supervisors of the county and the board of directors  
32 of the district.

33 Sec. 25. (a) If delinquent and unpaid capacity charges or  
34 connection fees are determined to exist by the district, the amount  
35 of those charges or fees may, in the discretion of the district, be  
36 secured at any time by filing for record in the office of the county  
37 recorder of the county in which the real property is located, a  
38 certificate specifying the amount of those charges and fees and the  
39 name and address of the person liable for the delinquent and unpaid  
40 charges or fees.



1 (b) From the time of recordation of the certificate, the amount  
2 required to be paid, together with interest and penalties, constitutes  
3 a lien upon all real property in the county owned by the person or  
4 later acquired before the lien expires. The lien shall have the force,  
5 priority, and effect of a judgment lien and shall continue for 10  
6 years from the date of the filing of the certificate, unless sooner  
7 released or otherwise discharged. The lien may, within 10 years  
8 from the filing of the certificate or within 10 years from the date  
9 of the last extension of the lien in the manner provided in this  
10 subdivision, be extended by filing for record a new certificate.  
11 From the time of that filing, the lien shall be extended with respect  
12 to the real property in that county for 10 additional years unless  
13 sooner released or otherwise discharged.

14 Sec. 26. Any bonds issued by the district are hereby given the  
15 same force, value, and use as bonds issued by any city and shall  
16 be exempt from all taxation within the state.

17 Sec. 27. (a) Except as otherwise provided in this act, the  
18 County Water District Law (Division 12 (commencing with Section  
19 30000) of the Water Code) shall govern the formation, operation,  
20 and dissolution of all improvement districts, so far as they may be  
21 applicable.

22 (b) The board of directors may advance general funds of the  
23 district to accomplish the purposes of an improvement district  
24 formed to incur bonded indebtedness or for any other purpose for  
25 which an improvement district may be created and, if the  
26 improvement district is formed to incur bonded indebtedness, may  
27 repay the district from the proceeds of the sale of the bonds, or if  
28 the improvement district is formed for any other purpose for which  
29 an improvement district may be created, in the formation of the  
30 improvement district, provide that the district shall be repaid with  
31 interest at a rate not to exceed the maximum rate per annum  
32 authorized by Section 31304 of the Water Code from the special  
33 taxes levied exclusively upon the taxable property in the  
34 improvement district.

35 (c) Interest on any bonds issued by the district coming due  
36 before the proceeds of a tax levied at the next general tax levy after  
37 the sale of the bonds are available may be paid from the proceeds  
38 of the sale of the bonds. The percentage of the proceeds of any  
39 sale of the bonds shall not exceed the maximum interest rate

1 authorized, for other purposes, by Section 31304 of the Water  
2 Code.

3 Sec. 28. The district may contain lands situated in more than  
4 one county and the district may annex lands situated in another  
5 county. The lands of the district do not need to be contiguous.

6 Sec. 29. The provisions of this act are severable. If any  
7 provision of this act or its application is held invalid, that invalidity  
8 shall not affect other provisions or applications that can be given  
9 effect without the invalid provision or application.

10 Sec. 30. No public corporation or public agency having the  
11 same identity of purpose or substantially the same identity of  
12 purpose as the district shall be formed partly or entirely within this  
13 district, whether by incorporation or annexation, without the  
14 consent of the board of directors of this district.

15 SEC. 4. If the Commission on State Mandates determines that  
16 this act contains costs mandated by the state, reimbursement to  
17 local agencies and school districts for those costs shall be made  
18 pursuant to Part 7 (commencing with Section 17500) of Division  
19 4 of Title 2 of the Government Code.