

Commission
Jerry Gladbach
Chair

Donald Dear
1st Vice-Chair

Gerard McCallum
2nd Vice-Chair

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 Novak
Executive Officer

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

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www.lalafco.org

LOCAL AGENCY FORMATION COMMISSION MEETING AGENDA

Wednesday, September 13, 2017
9:00 a.m.

Room 381B
Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles 90012

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

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

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

None.

6. CONSENT ITEM(S)

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

- a. Approve Minutes of August 9, 2017.
- b. Approve Operating Account Check Register for the month of August 2017.
- c. Receive and file update on pending proposals.
- d. Annexation No. 422 to the County Sanitation District No. 14 of Los Angeles County, and Environmental Impact Report.

7. PUBLIC HEARING(S)

- a. Annexation No. 2014-09 (36-3) to the Los Angeles County Waterworks District No. 36 – Val Verde, Amendment to the Los Angeles County Waterworks District No. 36 – Val Verde Sphere of Influence, and Environmental Impact Report.
- b. Annexation No. 2016-34 to the San Gabriel Valley Mosquito and Vector Control District (Entire City of Pasadena), Amendment to the San Gabriel Valley Mosquito and Vector Control District Sphere of Influence, and California Environmental Quality Act (CEQA) exemption.

8. PROTEST HEARING(S)

- a. Annexation No. 2016-31 to the San Gabriel Valley Mosquito and Vector Control District (Entire City of South Pasadena) and California Environmental Quality Act (CEQA) exemption.
- b. Annexation No. 2016-32 to the San Gabriel Valley Mosquito and Vector Control District (Entire City of Baldwin Park), and California Environmental Quality Act (CEQA) exemption.
- c. Annexation No. 2017-05 to the Consolidated Fire Protection District of Los Angeles County (Hermosa Beach) and California Environmental Quality Act (CEQA) exemption.
- d. Annexation No. 426 to the County Sanitation District No. 22 of Los Angeles County, and Mitigated Negative Declaration.

9. OTHER ITEMS

- a. Annual Election of Commission Officers.
- b. Hidden Creeks Estates Project – Status Report.
- c. Awarding of Service Pins.
- d. Nomination of Jerry Gladbach to the California Association of Local Agency Formation Commissions (“CALAFCO”) Board of Directors.

10. LEGISLATION

- a. Legislative Update.

10. LEGISLATION

- a. Legislative Update.

11. MISCELLANEOUS CORRESPONDENCE RECEIVED

None.

12. 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.

13. EXECUTIVE OFFICER'S REPORT

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

14. 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.

15. FUTURE MEETINGS

October 11, 2017
November 15, 2017
December 13, 2017
January 10, 2018

16. 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.

17. ADJOURNMENT MOTION

Recommendation by individual Commissioners that the Commission adjourn the meeting in memory of deceased persons and/or commemoration of ceremonial occasions.

 **DRAFT**

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
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REGULAR MEETING

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

August 9, 2017

Present:

Richard Close, Chair Pro-Tem

Kathryn Barger
Margaret Finlay
Janice Hahn

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

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

Absent:

Jerry Gladbach, Chair

Donald Dear
Gerard McCallum

Lori Brogin-Falley, Alternate
Marqueece Harris-Dawson, Alternate
Sheila Kuehl, Alternate

Vacant:

Voting City Member (formerly David Spence)
Voting Los Angeles City Member (formerly David Ryu)

1 CALL MEETING TO ORDER

The Commission Officers (Chair Gladbach, First Vice-Chair Dear, and Second Vice-Chair McCallum) were absent. In the absence of the Chair and both Vice-Chairs of the Commission, Commissioner Close called the meeting to order at 9:02 a.m., in Room 381-B of the County Hall of Administration, and invited nominations for Chair pro-tem. Following Commissioner Smith's nomination of Commissioner Close,

The Commission took the following action:

- Appointed Richard Close as Chair Pro-Tem to conduct the meeting.

| | |
|----------------|---------------------------------------------------------------------------------------------------------------------------|
| MOTION: | SMITH (ALT. FOR McCALLUM) |
| SECOND: | RUZICKA (ALT. FOR DEAR) |
| AYES: | BARGER, HAHN, MITCHELL (ALT. FOR FINLAY), RUZICKA (ALT. FOR DEAR), SMITH (ALT. FOR McCALLUM), CLOSE (CHAIR PRO-TEM) |
| NOES: | NONE |
| ABSTAIN: | NONE |
| ABSENT: | DEAR, FINLAY, McCALLUM, GLADBACH |
| MOTION PASSED: | 6/0/0 |

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Pro-Tem Close.

3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

The Executive Officer (EO) 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 EO 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.

NOTE: Commissioner Barger recused herself from Agenda Items 6.d., 7.a., and 7.b. (see note on page 5.)

4 SWEARING-IN OF SPEAKER(S)

The Executive Officer swore-in three (3) members of the audience who planned to testify.

[Commissioner Finlay arrived at 9:04 a.m.]

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

None.

6 CONSENT ITEM(S) – OTHER

The Commission took the following actions under Consent Items:

- a. Approved Minutes of July 12, 2017.
- b. Approved Operating Account Check Register for the month of July 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. 1081 to the Santa Clarita Valley Sanitation District of Los Angeles County; Resolution No. 2017-28RMD.

| | |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------|
| MOTION: | RUZICKA (ALT. FOR DEAR) |
| SECOND: | SMITH (ALT. FOR McCALLUM) |
| AYES: | BARGER, FINLAY, HAHN, MITCHELL (ALT. FOR SPENCE), RUZICKA (ALT. FOR DEAR), SMITH (ALT. FOR McCALLUM), CLOSE (CHAIR PRO-TEM) |
| NOES: | NONE |
| ABSTAIN: | NONE |
| ABSENT: | DEAR, McCALLUM, GLADBACH |
| MOTION PASSED: | 7/0/0 |

7 PUBLIC HEARING(S)

The following item was called for consideration:

- a. Annexation No. 426 to the County Sanitation District No. 22 of Los Angeles County.

The EO summarized the staff report on Annexation No. 426 to the County Sanitation District No. 22 of Los Angeles County.

Commissioner Finlay requested that the inset map include freeways near the affected territory. The EO stated that staff will include freeways on future inset maps.

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

The Commission took the following action:

- Adopted the Resolution Making Determination, including the California Environmental Quality Act determinations, Approving Annexation No. 426 to the County Sanitation District No. 22 of Los Angeles County; Resolution No. 2017-29RMD.
- Pursuant to Government Code Section 57002, set September 13, 2017, at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, 500 West Temple Street, Los Angeles, California, 90012, as the date, time, and place for Commission protest proceedings.

MOTION: FINLAY
SECOND: RUZICKA (ALT. FOR DEAR)
AYES: BARGER, FINLAY, HAHN, MITCHELL (ALT. FOR SPENCE),
RUZICKA (ALT. FOR DEAR), SMITH (ALT. FOR
McCALLUM), CLOSE (CHAIR PRO-TEM)
NOES: NONE
ABSTAIN: NONE
ABSENT: DEAR, McCALLUM, GLADBACH
MOTION PASSED: 7/0/0

7 PUBLIC HEARING(S)

The following item was called for consideration:

- b. Annexation No. 2017-05 to the Consolidated Fire Protection District of Los Angeles County (City of Hermosa Beach) and Amendment to the Consolidated Fire Protection District of Los Angeles County Sphere of Influence (SOI).

The EO summarized the staff report on Annexation No. 2017-05 to the Consolidated Fire Protection District of Los Angeles County (City of Hermosa Beach) and Amendment to the Consolidated Fire Protection District of Los Angeles County Sphere of Influence (SOI).

The EO stated that representatives from the Consolidation Fire Protection District of Los Angeles County (CFPD) and the City of Hermosa Beach were present at today's meeting and available to answer questions the Commission may have.

The EO thanked Debbie Aguirre (Chief of Planning Division, Consolidation Fire Protection District of Los Angeles County), who was present. Ms. Aguirre worked with LAFCO staff in

advance of filing the application with LAFCO.

NOTE: Commissioner Barger stated that she rescinded her prior recusal from Agenda Items 6.d., 7.a., and 7.b. as she had no disclosures.

Commissioner Hahn commended the public outreach effort which preceded the filing of the annexation proposal. When the proposed annexation was first suggested, it met with opposition from residents of Hermosa Beach. Supervisor Hahn stated that various public meetings provided information to interested stakeholders justifying the annexation proposal. After that outreach, a citizens advisory group voted unanimously to support the annexation. Commissioner Hahn thanked the City of Hermosa Beach and the CFPD for their collaboration.

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

The Commission took the following action:

- Adopted the Resolution Making Determination, including the California Environmental Quality Act determinations, Approving Annexation No. 2017-05 to the Consolidated Fire Protection District of Los Angeles County (City of Hermosa Beach) and Amendment to the Consolidated Fire Protection District of Los Angeles County Sphere of Influence (SOI); Resolution No. 2017-30RMD.
- Pursuant to Government Code Section 57002, set September 13, 2017, at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, 500 West Temple Street, Los Angeles, California, 90012, as the date, time, and place for Commission protest proceedings.

| | |
|----------------|-----------------------------------------------------------------------------------------------------------------------------|
| MOTION: | FINLAY |
| SECOND: | RUZICKA (ALT. FOR DEAR) |
| AYES: | BARGER, FINLAY, HAHN, MITCHELL (ALT. FOR SPENCE), RUZICKA (ALT. FOR DEAR), SMITH (ALT. FOR McCALLUM), CLOSE (CHAIR PRO-TEM) |
| NOES: | NONE |
| ABSTAIN: | NONE |
| ABSENT: | DEAR, McCALLUM, GLADBACH |
| MOTION PASSED: | 7/0/0 |

8 PROTEST HEARING(S)

None.

9 OTHER ITEMS

The following item was called up for consideration:

- a. Outside Employment Request Executive Officer.

The EO summarized the staff report on the Outside Employment Request Executive Officer.

The Commission took the following action:

- Authorized the Executive Officer to accept outside employment from the University of California Los Angeles Extension and the University of California at Davis Extension to teach a one-day seminar (“Planning and Regulating the Boundaries and Service Territories of Cities and Special Districts in California”) in early 2018.

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|----------------|-----------------------------------------------------------------------------------------------------------------------------------|
| MOTION: | FINLAY |
| SECOND: | RUZICKA (ALT. FOR DEAR) |
| AYES: | BARGER, FINLAY, HAHN, MITCHELL (ALT. FOR SPENCE), RUZICKA (ALT. FOR DEAR), SMITH (ALT. FOR McCALLUM), CLOSE (CHAIR PRO-TEM) |
| NOES: | NONE |
| ABSTAIN: | NONE |
| ABSENT: | DEAR, McCALLUM, GLADBACH |
| MOTION PASSED: | 7/0/0 |

9 OTHER ITEMS

The following item was called up for consideration:

- b. Local Agency Formation Commission Investment Policy.

The EO introduced new Deputy Executive Officer (DEO), Adriana Romo. The EO stated that LAFCO staff is pleased to have Ms. Romo with Los Angeles LAFCO and she is doing a great job. The EO stated that Ms. Romo will present the Proposed Investment Policy to the Commission.

Chair Pro-Tem Close asked Ms. Romo to give a brief background about herself.

Ms. Romo stated that she started with Riverside LAFCO immediately after graduating from college. She worked at Riverside LAFCO for fifteen (15) years, where she worked closely with the Executive Officer of Riverside LAFCO. Ms. Romo stated that she was originally from the

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Los Angeles area but relocated to Riverside to attend the University of California, Riverside as an undergraduate. She stated that she looks forward to working with the Commission.

The DEO summarized the staff report on the Proposed Investment Policy.

Commissioner Hahn asked questions regarding existing investment policies. The EO stated funds are invested in the County Treasury Pooled Investment Fund (County Investment Pool), at a favorable interest rate and he intends to continue investing surplus funds in the County Investment Pool.

Commissioner Smith asked about the timing to transfer to other Funds. The EO stated additional Commission action would be required, so it would take some time to make a transfer.

Commissioner Hahn asked whether funds could be transferred by the EO at this time. The DEO stated this cannot occur. The EO stated it would require additional Commission action. Commissioner Mitchell indicated that adopting a written investment policy would provide direction in the event of staff turnover.

Chair Pro-Tem Close asked about LAFCO's fund balance in the County Investment Pool. The EO stated there is approximately \$1 million invested in the County Investment Pool, most of which is used for cash flow purposes. The remainder is unofficially held for Other Post-Employment Benefits (OPEB) obligations.

Commissioner Barger asked what LAFCO's OPEB liability is. The EO stated that a new calculation is being prepared, and it will be shared with the Commission when it is available. Commissioner Close asked if Legal Counsel has reviewed the Proposed Investment Policy. Helen Parker, Legal Counsel, indicated that it had been reviewed.

Commissioner Hahn asked questions regarding whether there was a financial analysis of investing in the County Investment Pool. The EO stated that it would need to be researched.

Commissioner Barger stated that adopting the Proposed Investment Policy would protect LAFCO.

The DEO discussed the objectives in the Proposed Investment Policy.

The Commission took the following action:

- Adopted the Local Agency Formation Commission Investment Policy effective August 9, 2017 and delegated authority to the Executive Officer to manage surplus funds for the Commission consistent with the Investment Policy.

MOTION: FINLAY
SECOND: RUZICKA (ALT. FOR DEAR)
AYES: BARGER, FINLAY, HAHN, MITCHELL (ALT. FOR SPENCE),
RUZICKA (ALT. FOR DEAR), SMITH (ALT. FOR
McCALLUM), CLOSE (CHAIR PRO-TEM)
NOES: NONE
ABSTAIN: NONE
ABSENT: DEAR, McCALLUM, GLADBACH
MOTION PASSED: 7/0/0

10 LEGISLATION

The following item was called up for consideration:

- a. Legislative Update.

The EO summarized the staff report on the Legislative Update.

The Commission took the following action:

- Received and filed the Legislative Report.

MOTION: FINLAY
SECOND: SMITH (ALT. FOR McCALLUM)
AYES: BARGER, FINLAY, HAHN, MITCHELL (ALT. FOR SPENCE),
RUZICKA (ALT. FOR DEAR), SMITH (ALT. FOR
McCALLUM), CLOSE (CHAIR PRO-TEM)
NOES: NONE
ABSTAIN: NONE
ABSENT: DEAR, McCALLUM, GLADBACH
MOTION PASSED: 7/0/0

11 MISCELLANEOUS CORRESPONDENCE RECEIVED

None.

12 COMMISSIONERS' REPORT

None.

13 EXECUTIVE OFFICER'S REPORT

The EO thanked Alisha O'Brien (Government Analyst) who filled in for him at last month's meeting. The EO stated that he listened to the audio and that Ms. O'Brien did a very good job in his place, and with short notice.

On the date of the that last Commission meeting, the EO stated that he attended the funeral of former Commissioner Henri Pellissier. The EO stated that Chair Gladbach received a note from Henri's wife, Dianne, who expressed her gratitude for the sympathy card signed by LAFCO Commissioners and staff.

The EO noted that at last month's meeting, Commissioner Hahn requested that the EO report back to the Commission regarding outstanding city and unincorporated territory still not covered by vector control services following completion of all pending vector services actions filed. The EO stated that he is conducting outreach with the five (5) vector control districts located in the County. LAFCO has received information back from two (2) of the five (5) vector control districts and from the Los Angeles County Environmental Health Department. LAFCO staff is still waiting to hear back from the other three (3) vector control districts. Once the EO has received information back from all vector control districts, LAFCO will provide a map to the Commission. The EO stated that most of the urban developments are covered by vector control services. The largest area not covered is the Angeles National Forest. There are also some areas located in the Antelope Valley and some small areas sporadically spread out throughout the County. The EO stated that he will agendize an item, at a later date, with a comprehensive report, map, and plan to address these areas not within a vector control district.

Commissioner Hahn thanked the EO for his continued efforts in addressing vector control services within the County. Commissioner Hahn stated that the County is receiving more instances regarding West Nile Virus and the Zika Virus.

The EO stated that the Commission recently approved the City of Baldwin Park and the City of South Pasadena into the San Gabriel Valley Mosquito and Vector Control District. The City of Pasadena will come before the Commission for approval in September.

The EO noted that in the Agenda package includes a letter from the EO to William Kruze authorizing Mr. Kruze to conduct elections for special district representatives on the Commission. This election process will start in October for Voting Member Jerry Gladbach and Alternate Member Joe Ruzicka; both of their terms are set to expire on May 7, 2018.

The EO also noted that the Agenda package includes an article about Greig Smith, who recently solved a cold case involving a murder in East Los Angeles that occurred in 2001. The Commission applauded Commissioner Smith.

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14 PUBLIC COMMENT

None.

15 FUTURE MEETINGS

September 13, 2017
October 11, 2017
November 8, 2017
December 13, 2017

14 FUTURE AGENDA ITEMS

None.

15 ADJOURMENT MOTION

On motion of Commissioner Smith, seconded by Commission Ruzicka, the meeting was adjourned at 9:36 a.m.

Respectfully submitted,

Paul Novak, AICP
Executive Officer

Item 6.b.

The August 2017 Check
Register will be available
The First week in
September

Please check the website
after September 5th.

AGENDA ITEM NO. 6c - September 13, 2017

PENDING PROPOSALS AS OF AUGUST 24, 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. Emailed district for fees on 4-18-17. | 9/22/2008 | Unknown |
| 5 | DD Reorganization 2010-04 Los Angeles County Waterworks District No. 29 | Malitex Partners, LLC | Detach 88 acres of vacant land from the Las Virgenes Municipal Water District and annex same said territory to Los Angeles County Waterworks District No 29 and West Basin Municipal Water District. The project includes future construction of three homes and dedicates open space. The project site is located north of Pacific Coast Highway at the end of Murphy Way, in the unincorporated area adjacent to Malibu. | Notice of Filing sent 07-15-10. Incomplete filing: CEQA. EIR on hold 4-14-15. Applicant requested to keep this file open, pending details how to proceed with the project 04/29/15. | 6/9/2010 | Unknown |
| 6 | 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 |
| 7 | DD Reorganization 2011-16 (Tesoro del Valle) | Montalvo Properties LLC | Annexation to NCWD and CLWA SOI Amendments for both districts. 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 |
| 8 | 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 |

| | | LAFCO Designation | Applicant | Description | Status | Date Filed | Est. Date of Completion |
|----|----|-------------------------------------------------------------------------------------------------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------------------|
| 9 | 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 |
| 10 | 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 |
| 11 | DD | Annexation No. 2014-09 to Los Angeles County Waterworks District No. 38, 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 | agenda September 13, 2017 | 7/15/2014 | Oct-2017 |
| 12 | 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 |
| 13 | DD | Annexation No. 2015-11 to the City of Palmdale (Desert View Highlands) | City of Palmdale | 284 acres inhabited territory. Generally located north and south of Elizabeth Lake Road between Amargosa Creek and 10th street west, in Los Angeles County unincorporated territory surrounded by the City of Palmdale | Notice of Filing sent 9-22-15 Incomplete filing: property tax resolution, attachment 'A' plan for municipal services, CEQA (NOD), party disclosure, pre-zoning, map of limiting addresses, registered voter info | 9/15/2015 | Unknown |

| | | LAFCO Designation | Applicant | Description | Status | Date Filed | Est. Date of Completion |
|----|----|---------------------------------------------------------------------------------------|---------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------------------|
| 14 | 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 |
| 15 | 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 |
| 16 | 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 |
| 17 | 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. | agenda September 13th | 8/30/2016 | Sep-2017 |
| 18 | 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. | Agenda September 13, 2017 (protest) | 8/30/2016 | Sep-2017 |
| 19 | 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. | Agenda September 13, 2017 | 11/2/2016 | Sep-2017 |
| 20 | 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 |
| 21 | 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. | Agenda August 9, 2017 | 11/23/2016 | Sep-2017 |

| | | LAFCO Designation | Applicant | Description | Status | Date Filed | Est. Date of Completion |
|----|----|-----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|------------|-------------------------|
| 22 | 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 | 14,900 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-Montrose, 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. | agenda September 13, 2017 | 1/25/2017 | Nov-2017 |
| 23 | 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 |
| 24 | 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. | Agenda September 13, 2017 (protest) | 2/2/2017 | Sep-2017 |
| 25 | 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 |
| 26 | 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 |
| 27 | DD | Annexation No. 2017-03 to the Antelope Valley Cemetery District | Antelope Valley Cemetery District | inhabited territory. Located in and around the City of Palmdale (Parcel 1) and around the unincorporated area of Gorman (Parcel 2) | Notice of Filing sent 3-16-17 Incomplete filing: property tax transfer resolution, party disclosure, map and legal | 3/13/2017 | Unknown |
| 28 | DD | Reorganization No. 2017-04 to the Las Virgenes Municipal Water District | Las Virgenes Municipal Water District | uninhabited territory, located east of the intersection of Las Flores Canyon Road and Live Oak Meadow Road north of the City of Malibu | Notice of Filing sent 4-12-17 Incomplete filing: property tax transfer resolution, CEQA, approved map and legal. | 4/6/2017 | Unknown |
| 29 | AD | Annexation No. 2017-02 to the Newhall County Water District | Newhall County Water District | uninhabited territory, located west of the 5 freeway and north of the intersection of The Old Road and Calgrove Blvd. | Notice of Filing sent 06-21-17 Incomplete filing: property tax transfer resolution, CEQA, approved map and legal. | 6/15/2017 | Unknown |
| 30 | DD | Annexation No. 2017-05 to the Consolidated Fire Protection District for Los Angeles County | CFPD | inhabited territory. City of Hermosa Beach | Agenda September 13, 2017 | 7/12/2017 | Sep-2017 |
| 31 | DD | Annexation No. 2017-09 to the Wilmington Cemetery District | Wilmington Cemetery District | inhabited territory around Wilmington | Notice of Filing sent 6-10-17 Incomplete filing: property tax transfer resolution | 7/10/2017 | Unknown |
| 32 | AD | Annexation 427 to District No. 22 | Sanitation Districts | 1.6 acres of uninhabited territory. Located on Mesarica Road approximately 400 feet northeast of Puente Street, all within unincorporated Los Angeles County. | Notice of Filing Sent 8-16-17 Incomplete filing: property tax transfer resolution. | 08/10/17 | Unknown |

Staff Report

September 13, 2017

Agenda Item No. 6.d.

Annexation No. 422 to the County Sanitation District No. 14 of Los Angeles County

PROPOSAL SUMMARY:

| | |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Size of Affected Territory: | 40.149± acres |
| Inhabited/Uninhabited: | Uninhabited |
| Applicant: | County Sanitation District No. 14 of Los Angeles County |
| Resolution or Petition: | October 20, 2016 |
| Application Filed with LAFCO: | November 2, 2016 |
| Location: | The affected territory is located on the northwest corner of Avenue L and 60 th Street West. |
| City/County: | City of Lancaster |
| Affected Territory: | The affected territory consists of vacant land. The territory is being developed to include one proposed shopping center. The topography is flat. |
| Surrounding Territory: | Surrounding territory is primarily residential, with Quartz Hill High School to the south and some vacant areas generally to the east. |
| Landowner(s): | Walmart Stores, Inc. |
| Registered Voters: | 0 registered voters as of December 4, 2015 |
| Purpose/Background: | For the District to provide off-site sewage disposal service. |
| Related Jurisdictional Changes: | There are no related jurisdictional changes. |
| Within SOI: | Yes |
| Waiver of Notice/Hearing/Protest: | Yes |

| | |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CEQA Clearance: | The California Environmental Quality Act (CEQA) clearance is an Environmental Impact Report certified by the City of Lancaster, as lead agency, on July 22, 2009. |
| Additional Information: | None |

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 0 residents as of December 4, 2015.

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

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

The affected territory is 40.149+/- acres. The affected territory consists of vacant land. The territory is being developed to include one proposed shopping center.

The assessed valuation is \$4,428,300 as of December 4, 2015.

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

On May 30, 2017, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a corresponding 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 affected territory is surrounded by populated areas to the north, east, and south. In addition, there is an existing school site directly south of the annexation area. 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 will be developed to include one shopping center which requires organized governmental services. Upon development, 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, due to the proposed commercial uses of the proposed project and its proximity to existing sewer infrastructure, public sewer service is the only viable alternative for development to occur. The cost of sewage disposal by the District is minimal due to existing infrastructure fronting the property on Avenue L. Service by the District is considered to be the most reliable method of sewage disposal and treatment. 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 or the City.

There is no alternate action to public sewage disposal. 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.

Although the principal act of a Sanitation District does not require contiguity of annexed areas, the annexation consists of a parcel that is contiguous to the existing district boundary.

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 Commercial (C).

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 County Sanitation District No. 14 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 Lancaster Water Reclamation Plant 2020 Facilities Plan.

l. Timely Availability of Water Supplies:

The proposed annexation is within the boundaries of the Los Angeles County Waterworks District No. 40 (Antelope Valley). Based on the project EIR, there will be sufficient water supplies to serve the project.

There are no known issues regarding water supply or delivery.

m. Regional Housing:

As a special district annexation of commercially zoned territory, 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 Commercial (C).

The proposal is consistent with the existing City of Lancaster zoning designation of Commercial Planned Development (CPD).

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The CEQA clearance is an Environmental Impact Report certified by the City of Lancaster, as lead agency, on July 22, 2009. 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 County Sanitation District No. 14 of Los Angeles County which will be for the interest of landowners and/or present and/or future residents in the general vicinity 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. 422 to the County Sanitation District No. 14 of Los Angeles County.

**RESOLUTION NO. 2017-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 422 TO THE COUNTY SANITATION DISTRICT NO. 14
OF LOS ANGELES COUNTY"**

WHEREAS, the County Sanitation District No. 14 of Los Angeles County (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 40.149± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 422 to the County Sanitation District No. 14 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 to one proposed shopping center; and

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

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

WHEREAS, the Executive Officer set the item for consideration for September 13, 2017 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on September 13, 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. 422 to the County Sanitation District No. 14 of Los Angeles County, pursuant to California Environmental Quality Act (CEQA) Guideline Section 15096, the Commission considered the Final Environmental Impact Report prepared and certified by the City of Lancaster, as lead agency, on July 22, 2009 for the project; certifies that the Commission has independently reviewed and considered and reached its own conclusions regarding the environmental effects of the project as shown in the Final Environmental Impact Report; adopts the Mitigation Monitoring and Reporting Program, finding that the Mitigation Monitoring and Reporting Program is adequately designed to ensure compliance with the mitigation measures during project implementation as applicable to the responsible agency; finds that there are no further feasible alternatives or feasible mitigation measures within the Commission's power that would substantially lessen or avoid any significant effect the project would have on the environment; and determines that the significant adverse effects of the project have either been reduced to an

acceptable level or are outweighed by the specific considerations of the project, as outlined in the environmental findings and Statement of Overriding Considerations, which findings and statement are adopted and incorporated as applicable herein by reference.

2. Pursuant to Government Code Section 56662(a), the Commission hereby finds and determines that:

- a. The territory encompassed by the annexation is uninhabited; and
- b. Pursuant to Government Code Sections 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and
- c. The annexation was accompanied by satisfactory proof that all owners of land within the affected territory have given their written consent to the proposal.

Based thereon, pursuant to Government Code Section 56662 (a), the Commission may, and hereby does, make determinations on the proposal without notice and hearing, and the Commission may, and hereby does, waive protest proceedings entirely.

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

4. The affected territory consists of 40.149± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 422 to the County Sanitation District No. 14 of Los Angeles County".

5. Annexation No. 422 to the County Sanitation District No. 14 of Los Angeles County is hereby approved, subject to the following terms and conditions:

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

- h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
- 6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 14 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 13th day of September 2017.

MOTION:

SECOND:

AYES:

NOES:

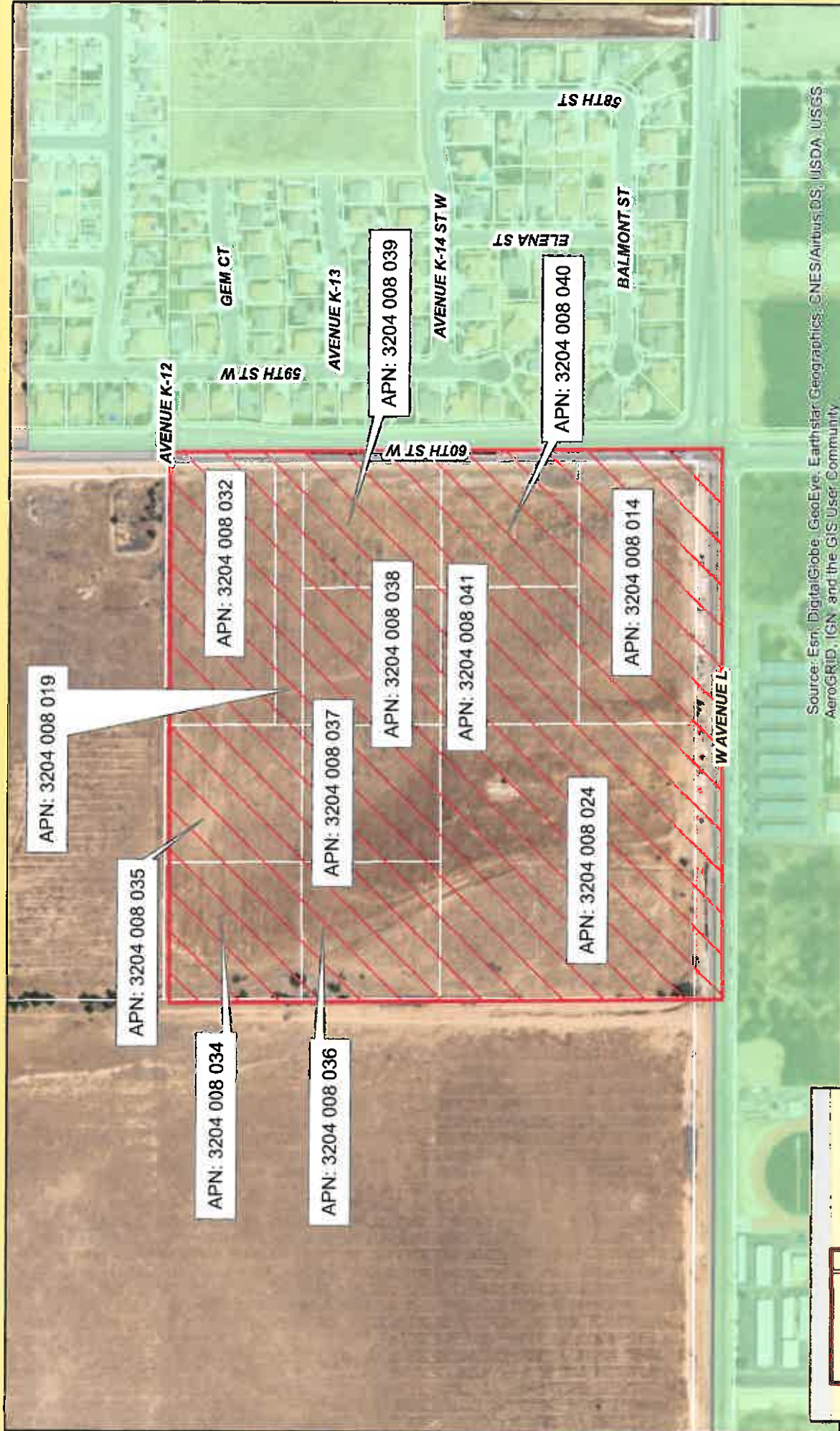
ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

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

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

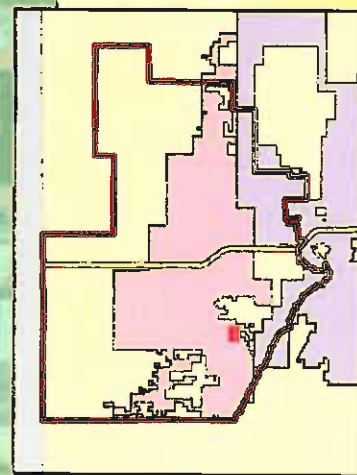


LAFCO
 Local Agency Formation Commission
 for the County of Los Angeles

Annexation No. 422 to County Sanitation District No. 14

Legend

- CSD Annexation 14-422
- City of Lancaster
- City of Palmdale
- Los Angeles County Sanitation District No. 14
- Sphere of Influence, CSD 14



Staff Report

September 13, 2017

Agenda Item No. 7.a.

**Annexation No. 2014-09 (36-3) to the Los Angeles County Waterworks District
No. 36 – Val Verde, Amendment to the Los Angeles County Waterworks District
No. 36 – Val Verde Sphere of Influence (SOI)**

PROPOSAL SUMMARY:

| | |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Size of Affected Territory: | 12.01± acres |
| Inhabited/Uninhabited: | Uninhabited |
| Applicant: | SFL Los Valles LLC |
| Resolution or Petition: | October 1, 2014 |
| Application Filed with LAFCO: | July 15, 2014 |
| Location: | The affected territory is generally located northeast of the intersection of Hasley Canyon Road and Del Valle Road. |
| City/County: | Los Angeles County unincorporated territory of Castaic |
| Affected Territory: | <p>The affected territory consists of vacant land, in two separate parcels totaling 12.01± acres. The affected territory is not within the boundaries of Los Angeles County Waterworks District No. 36 – Val Verde nor its SOI. The affected territory is a small component of a larger, proposed development project (Los Valles) totaling 430+/- acres, which is proposed to be developed into 497 single-family homes.</p> <p>Of the two parcels, one is proposed for open space in the Los Valles project. The other parcel will be developed with four (4) single-family homes. The topography is hilly.</p> |
| Surrounding Territory: | Surrounding the territory includes residential, commercial, a school, and vacant land. |
| Landowner(s): | SFF Los Valles LLC |
| Registered Voters: | 0 registered voters as of July 15, 2014 per the applicant. |

| | |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Purpose/Background: | Most of the proposed Los Valles development project is within the boundaries of Los Angeles County Waterworks District No. 36 – Val Verde and its SOI. The purpose of this proposal is to annex the two remaining parcels into Los Angeles County Waterworks District No. 36 – Val Verde and its SOI. Should the Commission approve the proposal, the entire Los Valles project would be within the boundaries of District No. 36 and its SOI. |
| Related Jurisdictional Changes: | There are no related jurisdictional changes. |
| Within SOI: | No, but a concurrent Sphere of Influence Amendment is being processed along with this application. |
| Waiver of Notice/Hearing/Protest: | Yes, on the basis of the annexation. Although the Commission may make a determination without public notice and hearing and waive protest proceedings, relative to the proposed annexation, as described below, a noticed public hearing is required for the proposed SOI amendment, pursuant to Government Code Section 56427. |
| CEQA Clearance: | The California Environmental Quality Act (CEQA) clearance is an Environmental Impact Report certified by the County of Los Angeles, as lead agency, on June 27, 2017. |
| Additional Information: | None |

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 0 residents as of July 15, 2014. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 16 residents.

The affected territory is 12.01± acres. The affected territory consists of vacant land, in two separate parcels. Of the two parcels, one is proposed for open space in the Los Valles project. The other parcel will be developed with 4 single-family homes.

The assessed valuation is \$4,201,032 from the 2014/2015 tax roll.

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

On February 14, 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 nearest populated area is directly east of the affected territory. The affected territory is likely to experience significant growth in the next ten years. The adjacent areas are likely to experience significant growth in the next ten years.

b. Governmental Services and Controls:

The affected territory will be developed to include approximately 4 single-family homes which require organized governmental services. Once developed, 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.

The annexation consists of territory contiguous to the District's boundaries.

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 of Los Angeles General Plan designation of H2, Residential 2 – Urban Residential 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 not within the Sphere of Influence of the Los Angeles County Waterworks District No. 36 – Val Verde, but a concurrent Sphere of Influence Amendment is being processed with this application.

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:*

Potential water supply impacts were analyzed in the Los Angeles County Waterworks District No. 36 Los Valles Project Water Supply Assessment for the project and adopted by the Los Angeles County Waterworks District No. 36 – Val Verde on August 16, 2016. The District has indicated that it has the ability to provide water service to the affected territory once the annexation is complete.

l. *Timely Availability of Water Supplies:*

The water supply assessment has determined Los Angeles County Waterworks District No. 36 – Val Verde has sufficient, reliable, and sustainable water supplies to meet existing water demands and future growth, including the proposed project, during normal, single dry and multiple dry years, for a 20 year period. There are no known issues regarding water supply or delivery.

m. *Regional Housing:*

This proposal will assist the County's ability to achieve its fair share of the regional housing needs since the annexation is being developed with 4 single- family homes.

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 of Los Angeles General Plan designation of H2, Residential 2 – Urban Residential 1.

The proposal is consistent with the existing County of Los Angeles zoning designation of A-2-2, Light Agriculture – two acre minimum required. To achieve the proposed residential lots, a CUP for density-controlled development is proposed.

p. Environmental Justice:

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

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The CEQA clearance is an Environmental Impact Report certified by the County of Los Angeles, as lead agency, on June 27, 2017. 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.

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 amendment 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 annexation.

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, in two separate parcels. Of the two parcels, one is proposed for open space in the Los Valles project. The other parcel will be developed with four (4) single-family homes. This sphere amendment represents 12.01± acres of a 430± acre proposed development to construct 497 single-family homes.

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

The affected territory is located within the County of Los Angeles unincorporated community of Castaic. General government services, including fire and emergency medical, flood control, planning, police, road maintenance, and other services are provided by the county and other special districts.

The affected territory will be developed to include approximately 4 single-family homes which require organized governmental services. Once developed, 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.

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

Potential water supply impacts were analyzed in the Los Angeles County Waterworks District No. 36 Los Valles Project Water Supply Assessment for the project and adopted by the Los Angeles County Waterworks District No. 36 – Val Verde on August 16, 2016. The District has indicated that it has the ability to provide water service to the affected territory once the annexation 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 Los Angeles County Waterworks District No. 36 – Val Verde and can establish the nature, location and extent of its classes of service and that it provides water services within its boundary.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of Los Angeles County Waterworks District No. 36 – Val Verde which will be for the interest of landowners and/or present and/or future inhabitants within the district and within the annexation territory.

Recommended Action:

1. Open the public hearing and receive testimony on the annexation and SOI amendment;
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 Annexation No. 2014-09 (36-3) to the Los Angeles County Waterworks District No. 36 – Val Verde and Amendment to the Los Angeles County Waterworks District No. 36 – Val Verde Sphere of Influence.

**RESOLUTION NO. 2017-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
" ANNEXATION NO. 2014-09 (36-3) TO THE LOS ANGELES COUNTY WATERWORKS
DISTRICT NO. 36 – VAL VERDE, AMENDMENT TO THE LOS ANGELES COUNTY
WATERWORKS DISTRICT NO. 36 – VAL VERDE SPHERE OF INFLUENCE (SOI) "**

WHEREAS, the SFL Los Valles LLC 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. 36 -Val Verde, all within the County of Los Angeles (County); and

WHEREAS, the proposed annexation consists of approximately 12.01± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2014-09 (36-3) to the Los Angeles County Waterworks District No. 36 – Val Verde"; 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 ensure water service is provided to the entire proposed development from the Los Angeles County Waterworks District No. 36 – Val Verde; and

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

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

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

WHEREAS, the Executive Officer has given notice of the public hearing for the proposed Sphere of Influence Amendment(s) 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 August 16, 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 September 13, 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 Amendment.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 2014-09 (36-3) to the Los Angeles County Waterworks District No. 36 – Val Verde , pursuant to California Environmental Quality Act (CEQA) Guideline Section 15096, the Commission considered the Final Environmental Impact Report prepared and certified by the County of Los Angeles, as lead agency, on June 27, 2017 for the project; certifies that the Commission

has independently reviewed and considered and reached its own conclusions regarding the environmental effects of the project as shown in the Final Environmental Impact Report; adopts the Mitigation Monitoring and Reporting Program Matrix (Los Valles Project), finding that the Mitigation Monitoring and Reporting Program Matrix (Los Valles Project) is adequately designed to ensure compliance with the mitigation measures during project implementation as applicable to the responsible agency; finds that there are no further feasible alternatives or feasible mitigation measures within the Commission's power that would substantially lessen or avoid any significant effect the project would have on the environment; and determines that the significant adverse effects of the project have either been reduced to an acceptable level or are outweighed by the specific considerations of the project, as outlined in the environmental findings and Statement of Overriding Considerations, which findings and statement are adopted and incorporated as applicable herein by reference.

2. Pursuant to Government Code Section 56662(a), the Commission hereby finds and determines that:
 - a. The territory encompassed by the annexation is uninhabited; and
 - b. Pursuant to Government Code Sections 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

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

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

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

- 3. The Commission hereby amends the Sphere of Influence of the Los Angeles County Waterworks District No. 36 – Val Verde 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, in two separate parcels. Of the two parcels, one is proposed for open space in the Los Valles project. The other parcel will be developed with four (4) single-family homes. This sphere amendment represents 12.01± acres of a 430± acre proposed development to construct 497 single-family homes.

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

The affected territory is located within the County of Los Angeles unincorporated community of Castaic. General government services, including fire and emergency medical, flood control, planning, police, road maintenance, and other services are provided by the county and other special districts.

The affected territory will be developed to include approximately four (4) single-family homes which require organized governmental services. Once developed, 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. Present Capacity of Public Facilities and Adequacy of Public Services that the Agency Provides or is Authorized to Provide

Potential water supply impacts were analyzed in the Los Angeles County Waterworks District No. 36 Los Valles Project Water Supply Assessment for the project and adopted by the Los Angeles County Waterworks District No. 36 – Val Verde on August 16, 2016. The District has indicated that it has the ability to provide water service to the affected territory once the annexation 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.

e. Disadvantaged Unincorporated Communities

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

f. Determination of the Services of the Existing District

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

4. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
5. The affected territory consists of 12.01± acres, is uninhabited, and is assigned the following short form designation: "Annexation No. 2014-09 (36-3) to the Los Angeles County Waterworks District No. 36 – Val Verde".
6. Annexation No. 2014-09 (36-3) to the Los Angeles County Waterworks District No. 36 – Val Verde is hereby approved, subject to the following terms and conditions:
 - a. The SFL Los Valley LLC 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.

- 7. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the District.
- 8. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the SFL Los Valles LLC'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 13th day of September 2017.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

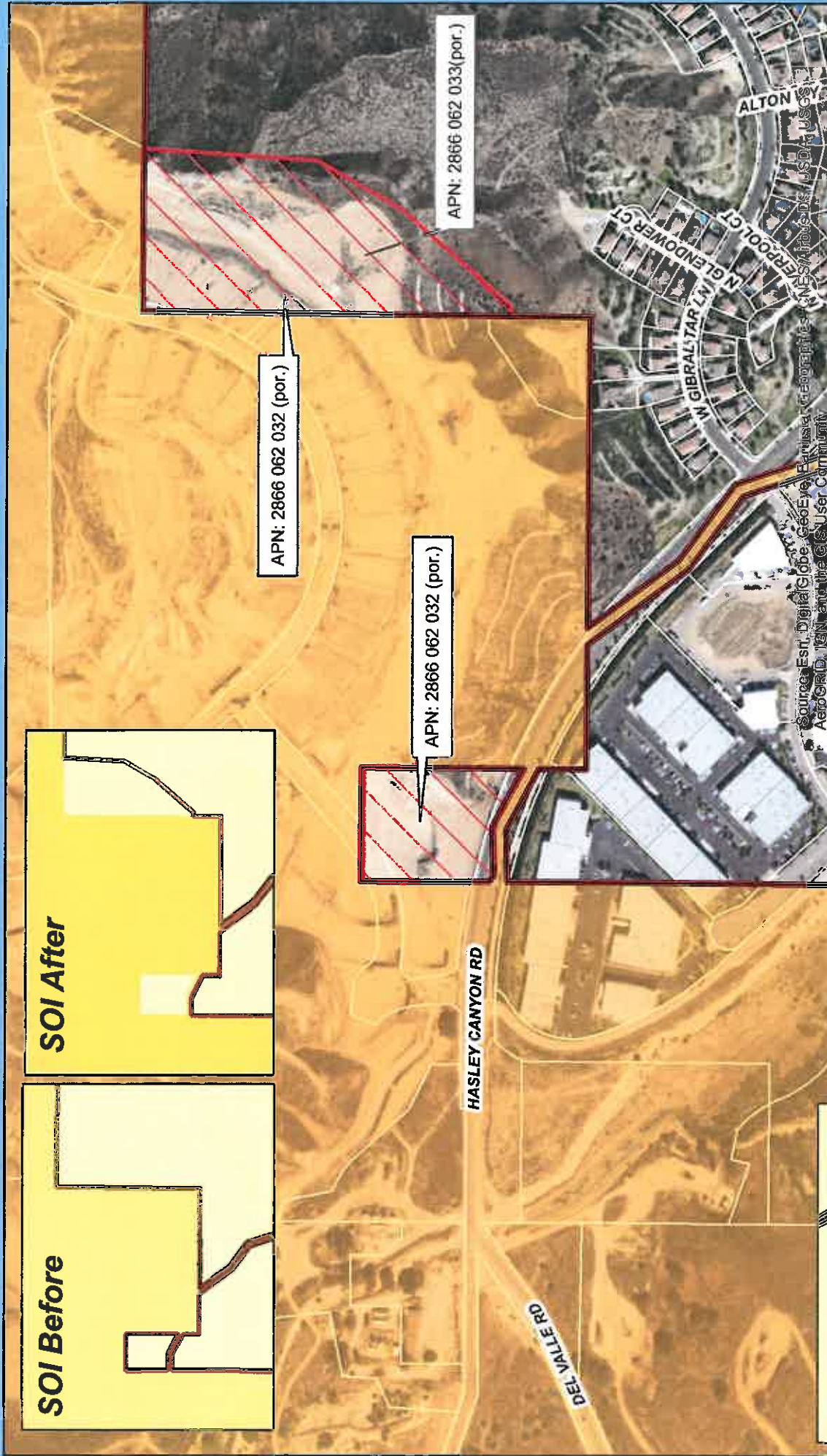
MOTION PASSES:

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

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

SOI Before

SOI After



LAFCO
Los Angeles County Waterworks District 36, Val Verde

Annexation 2014-09 **Los Angeles County Waterworks** **District 36, Val Verde** **(with SOI Amendment)**

Legend

- Co. Waterworks District Annexation 2014-09
- City of Santa Clarita
- Los Angeles County Waterworks District 36, Val Verde
- Sphere of Influence, CWNWD 36



Staff Report

September 13, 2017

Agenda Item No. 7.b.

**Annexation No. 2016-34 to the San Gabriel Valley
Mosquito and Vector Control District (Entire City of Pasadena),
Amendment to the San Gabriel Valley Mosquito and
Vector Control District Sphere of Influence (SOI)**

PROPOSAL SUMMARY:

| | |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Size of Affected Territory: | 14,800± acres |
| Inhabited/Uninhabited: | Inhabited |
| Applicant: | San Gabriel Valley Mosquito and Vector Control District ("District") |
| Resolution or Petition: | October 14, 2016 |
| Application Filed with LAFCO: | January 25, 2017 |
| Location: | The affected territory is the entire City of Pasadena, which is surrounded by the cities of Arcadia, Glendale, La Canada Flintridge, Los Angeles, San Marino, Sierra Madre, South Pasadena, and unincorporated county. |
| City/County: | Entire City of Pasadena |
| Affected Territory: | The affected territory is the entire City of Pasadena and consists of residential, commercial, industrial, and vacant land. The Arroyo Seco flood plain runs along the west side of the city. The topography is generally flat with some rolling hills. |
| Surrounding Territory: | The cities of Arcadia, Glendale, La Canada Flintridge, Los Angeles, San Marino, Sierra Madre, South Pasadena, and unincorporated county surround the affected territory. |
| Landowners: | There are multiple owners of record. |
| Registered Voters: | 76,248 registered voters as of October 25, 2016 as per the applicant. |

| | |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Purpose/Background: | The purpose of this annexation is for the entire City of Pasadena to receive vector control services that will include disease surveillance, monitoring and control of vectors, and public education. |
| Related Jurisdictional Changes: | There are no related jurisdictional changes. |
| Within SOI: | No, but a concurrent Sphere of Influence Amendment is being processed along with this application. |
| Waiver of Notice/Hearing/Protest: | No |
| CEQA Clearance: | The proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15320 because it consists of a change in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised. A Categorical Exemption was adopted by San Gabriel Valley Mosquito and Vector Control District, as lead agency, on January 12, 2017. |
| Additional Information: | None |

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 142,250 residents as of October 14, 2016. The population density is .10 persons per acre.

The estimated future population is 142,250 residents (no anticipated change).

The affected territory is 14,800+/- acres. The affected territory is the entire City of Pasadena and consists of residential, commercial, industrial, open space, and vacant land. There are no proposed/future land use changes due to this proposal.

The assessed valuation is \$14,981,751,948 from the 2016-2017 tax roll.

The per capita assessed valuation is \$105,319.

On August 15, 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 generally flat with some rolling hills.

The Arroyo Seco flood plain runs along the west side of the city.

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

b. Governmental Services and Controls:

The affected territory includes the entire City of Pasadena, which requires organized governmental services.

The present cost and adequacy of government services and controls in the area are acceptable. The probable effect of an alternative course of action on the cost and adequacy of services and controls in the affected territory and adjacent areas is for the city to not receive vector control services, leading to increased risk of vector-borne disease, which could adversely impact property values and quality of life.

c. Proposed Action and Alternative Actions:

The proposed action will benefit adjacent areas, all of which are located within vector control districts, by providing seamless vector control prevention and protection. 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 alternate action is for the City of Pasadena to provide its own vector control services. 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.

The annexation consists of territory contiguous to the District's boundaries.

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 existing City of Pasadena General Plan designations.

The proposal is consistent with the existing Specific Plan designations.

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

i. *Sphere of Influence:*

The affected territory is not within the Sphere of Influence of the San Gabriel Valley Mosquito and Vector Control District, but a concurrent Sphere of Influence Amendment is being processed with this application.

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 District currently provides vector control service to over 165,760 acres of land throughout Los Angeles County. The annexation would add 14,800± acres to the service area. The District indicated that it has the ability to provide vector control service to the affected territory once the annexation is complete.

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 existing City of Pasadena General Plan designations.

The proposal is consistent with the existing City of Pasadena zoning designations.

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 three (3) Disadvantaged Unincorporated Communities (DUCs) adjacent to the affected territory to the north. All 3 areas are currently within the San Gabriel Valley Mosquito and Vector Control District and are being served by the district.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

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

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

1. Present and Planned Land Uses in the Area

The affected territory is the entire City of Pasadena and consists of residential, commercial, industrial, and vacant land. There are no proposed/future land use changes due to the proposal.

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

The affected territory is located within the City of Pasadena. 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 respective cities, the County, and other special districts.

The affected territory includes the entire City of Pasadena, which requires organized governmental services.

The present cost and adequacy of government services and controls in the area are acceptable. The probable effect of an alternative course of action on the cost and adequacy of services and controls in the affected territory and adjacent areas is for the city to not receive vector control services, leading to increased risk of vector-borne disease, which could adversely impact property values and quality of life.

3. Present Capacity of Public Facilities and Services:

The District currently provides vector control service to over 165,760 acres of land throughout Los Angeles County. The annexations would add 14,800 acres to the service area. The District indicated that it has the ability to provide vector control service to the affected territory once the annexations are 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 three (3) Disadvantaged Unincorporated Communities (DUCs) adjacent to the affected territory to the north. All 3 areas are currently within the San Gabriel Valley Mosquito and Vector Control District and are being served by the district.

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

The Commission has on file written statement of the functions and classes of service of the 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 vector control services within its boundary.

SPHERE OF INFLUENCE UPDATE IN ACCORDANCE WITH GOVERNMENT CODE 56425:

A Municipal Services Review (MSR) for the San Gabriel Valley Mosquito and Vector Control district was completed during the Commission's initial round of service reviews. Since this annexation is not expected to impact the overall comprehensive services of the San Gabriel Valley Mosquito and Vector Control District, a MSR is not being required for the current sphere of influence amendment to include the City Pasadena. At this time, the existing MSR is considered sufficient to fulfill the requirements of Government Code Section 56430 for this sphere amendment.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the San Gabriel Valley Mosquito and Vector Control District which will be for the interest of landowners and/or present and/or future inhabitants within the district and within the annexation territory.

RECOMMENDED ACTION:

1. Open the public hearing and receive testimony on the annexation and SOI amendment;
2. There being no further testimony, close the public hearing;
3. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving Annexation No. 2016-34 to the San Gabriel Valley Mosquito and Vector Control District (Entire City of Pasadena); Amendment to the San Gabriel Valley Mosquito and Vector Control District Sphere of Influence; and
4. Pursuant to Government Code Section 57002, set November 8, 2017, at 9:00 a.m., in Room 381-B of the Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, Californian, 90012, as the date and time for Commission protest proceedings.

**RESOLUTION NO. 2017-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 2016-34 TO THE SAN GABRIEL VALLEY MOSQUITO AND VECTOR CONTROL
DISTRICT (ENTIRE CITY OF PASADENA), AMENDMENT TO THE SAN GABRIEL VALLEY
MOSQUITO AND VECTOR CONTROL DISTRICT SPHERE OF INFLUENCE"**

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

WHEREAS, the proposed annexation consists of approximately 14,800± acres of inhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2016-34 to the San Gabriel Valley Mosquito and Vector Control District (Entire City of Pasadena); 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 vector control services to the entire City of Pasadena; and

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

WHEREAS, the Executive Officer has given notice of the public hearing pursuant to Government Code Sections 56150-56160, 56427, 57025, and 57026, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on August 16, 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 September 13, 2017, after being duly and properly noticed, this proposal came on for hearing, at which time this Commission heard and received all oral and written testimony, objections, and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer; and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for November 8, 2017 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, acting in its role as a responsible agency with respect to Annexation No. 2016-34 to the San Gabriel Valley Mosquito and Vector Control District (Entire City of Pasadena), finds that this annexation and sphere of influence amendment are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15320 because they consist of a change in the organization or reorganization of local governmental agencies where the changes

do not change the geographical area in which previously existing powers are exercised.

In addition, there are no cumulative impacts, unusual circumstances, nor other limiting

factors that would make the exemption inapplicable based on the proposal records.

2. The Commission hereby amends the Sphere of Influence of 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 is the entire City of Pasadena and consists of residential, commercial, industrial, and vacant land. There are no proposed/future land use changes due to the proposal.

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

The affected territory is located within the City of Pasadena. 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 respective cities, the County, and other special districts.

The affected territory includes the entire City of Pasadena, which requires organized governmental services.

The present cost and adequacy of government services and controls in the area are acceptable. The probable effect of an alternative course of action on the

cost and adequacy of services and controls in the affected territory and adjacent areas is for the city not receive vector control services, leading to increased risk of vector-borne disease, which could adversely impact property values and quality of life.

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

The District currently provides vector control service to over 165,760 acres of land throughout Los Angeles County. The annexations would add 14,800 acres to the service area. The District indicated that it has the ability to provide vector control service to the affected territory once the annexations are 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.

e. Disadvantaged Unincorporated Communities

There are three (3) Disadvantaged Unincorporated Communities (DUCs) adjacent to the affected territory to the north. All 3 areas are currently within the San Gabriel Valley Mosquito and Vector Control District and are being served by the district.

f. Determination of the Services of the Existing District

The Commission has on file written statement of the functions and classes of

service of the District and can establish the nature, location and extent of its

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

3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 14,800±acres, is inhabited, and is assigned the following short form designation: "Annexation No. 2016-34 to the San Gabriel Valley Mosquito and Vector Control District (Entire City of Pasadena)".
5. Annexation No. 2016-34 to the San Gabriel Valley Mosquito and Vector Control District (Entire City of Pasadena) is hereby approved, subject to the following terms and conditions:
 - a. The San Gabriel Valley Mosquito and Vector Control 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. Pursuant to Government Code Section 57002, the Commission hereby sets the protest hearing for November 8, 2017 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012 and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 13th day of September 2017.

MOTION:

SECOND:

AYES:

NOES:

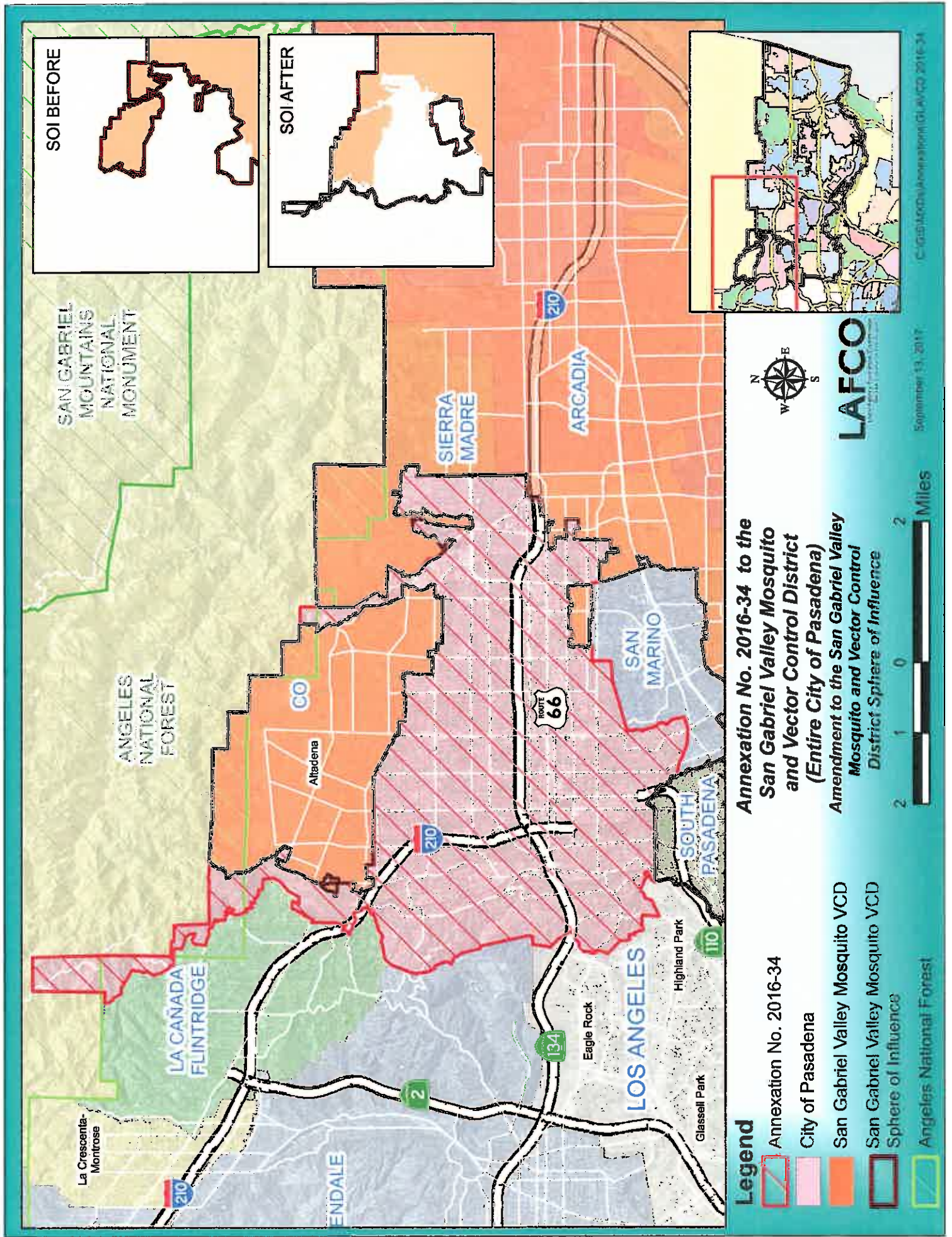
ABSTAIN:

ABSENT:

MOTION PASSED:

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

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



Staff Report

September 13, 2017

Agenda Item No. 8.a.

**Protest Hearing on Annexation No. 2016-31 to the
San Gabriel Valley Mosquito and Vector Control District
(Entire City of South Pasadena)**

On July 12, 2017, your Commission approved a request for the annexation of approximately 2,221± acres of inhabited territory into the boundaries of the San Gabriel Valley Mosquito and Vector Control District. 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: | 2,221± acres |
| Inhabited/Uninhabited: | Inhabited |
| Applicant: | San Gabriel Valley Mosquito and Vector Control District ("District") |
| Resolution or Petition: | August 12, 2016 |
| Application Filed with LAFCO: | August 30, 2016 |
| Location: | The affected territory is the entire City of South Pasadena, which is surrounded by the cities of Alhambra, Los Angeles, Pasadena, and San Marino. |
| City/County: | Entire City of South Pasadena |
| Affected Territory: | The affected territory is the entire City of South Pasadena and consists of residential, commercial, industrial, and vacant land. The Arroyo Seco flood plain runs along the west side of the city. The topography is generally flat with some rolling hills. |
| Surrounding Territory: | The cities of Alhambra, Los Angeles, Pasadena, and San Marino surround the affected territory. |
| Landowners: | There are multiple owners of record. |

| | |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Registered Voters: | 16,250 registered voters as of August 10, 2016 as per the applicant. |
| Purpose/Background: | The purpose of this annexation is for the entire City of South Pasadena to receive vector control services that will include disease surveillance, monitoring and control of vectors, and public education. |
| 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 15320 because it consists of a change in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised. A Categorical Exemption was adopted by San Gabriel Valley Mosquito and Vector Control District, as lead agency, on August 29, 2016. |
| Additional Information: | None |

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 26,151 residents as of August 11, 2017. The population density is 11.77 persons per acre.

The estimated future population is 26,151 residents (no anticipated change).

The affected territory is 2,221+/- acres. The affected territory is the entire City of South Pasadena and consists of residential, commercial, industrial, and vacant land. There are no proposed/future land use changes due to this proposal.

The assessed valuation is \$2,729,383,174 from the 2016-2017 tax roll.

The per capita assessed valuation is \$104,370.

On June 13, 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 generally flat with some rolling hills.

The Arroyo Seco flood plain runs along the west side of the city.

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

b. Governmental Services and Controls:

The affected territory includes the entire City of South Pasadena, which requires organized governmental services.

The present cost and adequacy of government services and controls in the area are acceptable. The probable effect of an alternative course of action on the cost and adequacy of services and controls in the affected territory and adjacent areas is for the city to not receive vector control services, leading to increased risk of vector-borne disease, which could adversely impact property values and quality of life.

c. Proposed Action and Alternative Actions:

The proposed action will benefit adjacent areas, all of which are located within vector control districts, by providing seamless vector control prevention and protection. 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 alternate action is for the City of South Pasadena to provide its own vector control services. 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 existing City of South Pasadena General Plan designations.

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 San Gabriel Valley Mosquito and Vector Control District.

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 District currently provides vector control service to over 165,760 acres of land throughout Los Angeles County. The annexation would add 2,221± acres to the service area. The District indicated that it has the ability to provide vector control service to the affected territory once the annexation is complete.

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. The City of South Pasadena conducted its own outreach and considered the proposed annexation at two (2) City Council meetings. City representatives indicated that public input was supportive of the proposed annexation.

o. *Land Use Designations*

The proposal is consistent with existing City of South Pasadena General Plan designations.

The proposal is consistent with the existing City of South Pasadena zoning designations.

p. *Environmental Justice:*

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

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The proposal is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15320 because it consists of a change in the organization or reorganization of

local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the San Gabriel Valley Mosquito and Vector Control District which will be for the interest of landowners and/or present and/or future inhabitants within the district and within the annexation territory.

RECOMMENDED ACTION:

1. Open the 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, adopt a resolution either terminating the annexation proceedings if a majority protest exists pursuant to Government Code Section 57078, ordering Annexation No. 2016-31 to the San Gabriel Valley Mosquito and Vector Control District (Entire City of South Pasadena) directly, or ordering the annexation subject to confirmation by the registered voters of 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. 2016-31 TO THE SAN GABRIEL VALLEY MOSQUITO AND
VECTOR CONTROL DISTRICT (ENTIRE CITY OF SOUTH PASADENA)"**

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

WHEREAS, the proposed annexation consists of approximately 2,221± acres of inhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2016-31 to the San Gabriel Valley Mosquito and Vector Control District (Entire City of South Pasadena); 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 vector control services to the entire City of South Pasadena; and

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

WHEREAS, on July 12, 2017, the Commission approved Annexation No. 2016-31 to the San Gabriel Valley Mosquito and Vector Control District (Entire City of South Pasadena); and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for September 13, 2017 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, 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 August 10, 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 proceedings if a majority protest exists or ordering the annexation directly or subject to confirmation by the registered voters.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of property owners is 6,938 and the number of registered voters is 16,250, and the total assessed value of land within the affected territory is \$2,729,383,174.
 - a) The Commission finds that the number of property owners who filed written protests in opposition to Annexation No. 2016-31 to the San Gabriel Valley Mosquito and Vector

Control District (Entire City of South Pasadena) and not withdrawn is ____, which, even if valid, represents less than 25 percent of the number of owners of land who own at least 25 percent of the assessed value of land within the affected territory; and

b) The Commission finds that the number of registered voters who filed written protests in opposition to Annexation No. 2016-31 to the San Gabriel Valley Mosquito and Vector Control District (Entire City of South Pasadena) and not withdrawn is ____, which, even if valid, represents less than 25 percent of the number of registered voters residing within boundaries of 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 2,221± acres, is inhabited, and is assigned the following short form designation: "Annexation No. 2016-31 to the San Gabriel Valley Mosquito and Vector Control District (Entire City of South Pasadena)".
5. Annexation No. 2016-31 to the San Gabriel Valley Mosquito and Vector Control District (Entire City of South Pasadena) 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.

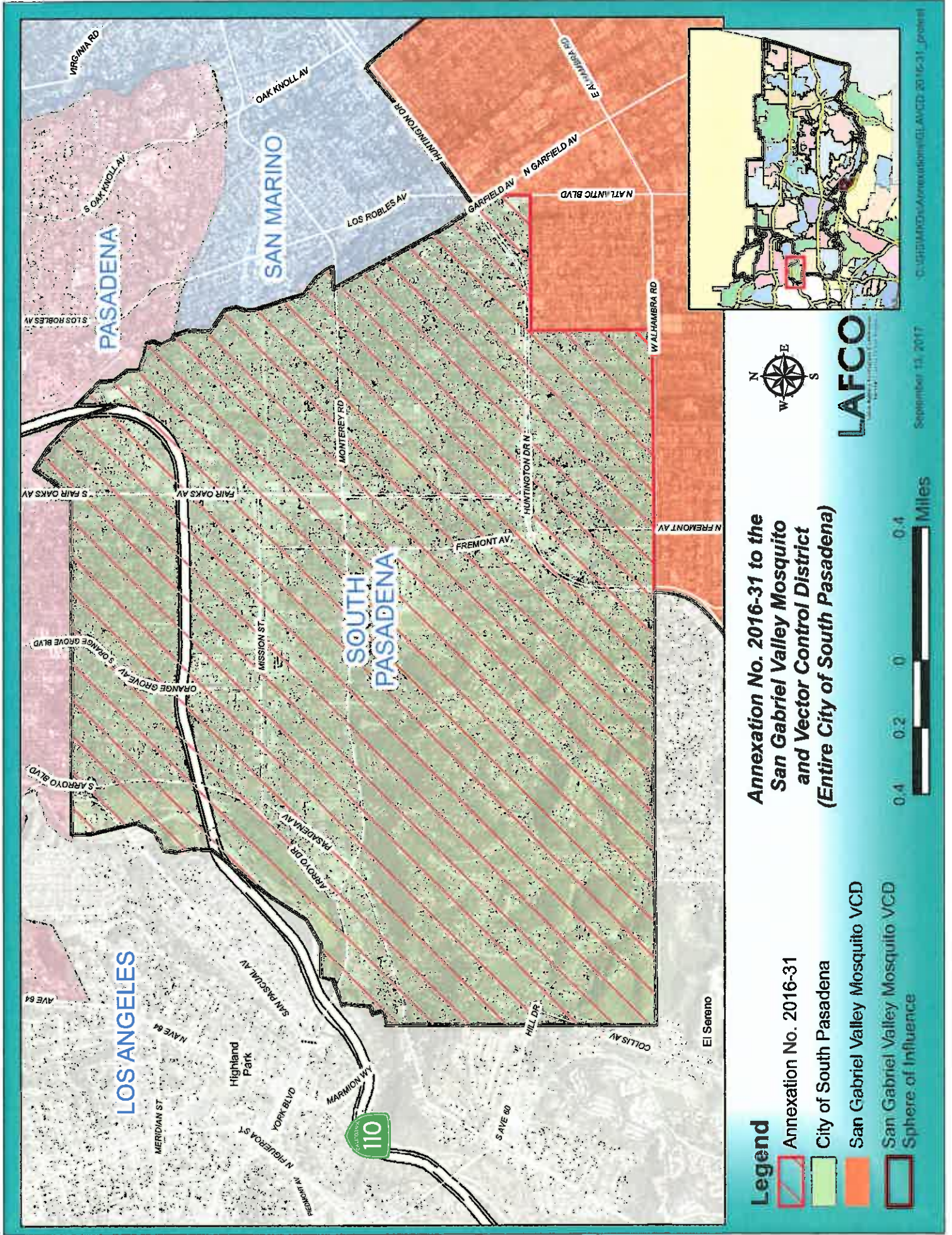
- b. The effective date of the annexation shall be the date of recordation.
 - c. Payment of Registrar- Recorder/County Clerk and State Board of Equalization fees.
 - d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by 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 inhabited territory described in Exhibits "A" and "B" annexed to District.
7. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, *et seq.*

PASSED AND ADOPTED this 13th day of September 2017.

MOTION:
SECOND:
AYES:
NOES:
ABSTAIN:
ABSENT:
MOTION PASSES:

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

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



Staff Report

September 13, 2017

Agenda Item No. 8.b.

Protest Hearing on Annexation No. 2016-32 to the San Gabriel Valley Mosquito and Vector Control District (Entire City of Baldwin Park)

On July 12, 2017, your Commission approved a request for the annexation of approximately 4,333± acres of inhabited territory into the boundaries of the San Gabriel Valley Mosquito and Vector Control District (Entire City of Baldwin Park). 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: | 4,333± acres |
| Inhabited/Uninhabited: | Inhabited |
| Applicant: | San Gabriel Valley Mosquito and Vector Control District ("District") |
| Resolution or Petition: | June 10, 2016 |
| Application Filed with LAFCO: | August 30, 2016 |
| Location: | The affected territory is the entire City of Baldwin Park. It is generally bounded by the cities of El Monte, Industry, Irwindale, West Covina, and the unincorporated community of Bassett. |
| City/County: | Entire City of Baldwin Park |
| Affected Territory: | The affected territory includes 1,783 acres of single family residential; 343 acres of multi-family residential; 21 acres neighborhood commercial; 221 acres general commercial; 60 acres mixed-use commercial/residential; 243 acres general industrial; 510 acres public facility; 27 acres park; and 929 acre streets and rights of way, for a total of 4,333 acres. The topography of the affected territory is flat. The territory is bordered to the north by the Santa Fe Dam Recreational Area and to the west by the flood control basins associated with retaining water from the San Gabriel River. |

| | |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Surrounding Territory: | Surrounding territory is bound to the west by flood control channels; residential to the south and east; and residential, light industry, and recreational land uses to the north. |
| Landowner(s): | There are multiple owners of record. |
| Registered Voters: | 28,197 registered voters as of August 10, 2016. |
| Purpose/Background: | The purpose of this annexation is for the entire City of Baldwin Park to receive vector control services that will include disease surveillance, monitoring and control of vectors, and public education. |
| 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 15320 because it consists of a change in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised. A Categorical Exemption was adopted by the San Gabriel Valley Mosquito and Vector Control District, as lead agency, on August 29, 2016. |
| Additional Information: | None |

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 77,071 residents as of June 10, 2016. The population density is 17.79 persons per acre.

The estimated future population is 77,071 residents (no anticipated change).

The affected territory is 4,333+/- acres. The affected territory includes 1,783 acres of single family residential; 21 acres neighborhood commercial; 221 acres general commercial; 60 acres mixed-use commercial/residential; 243 acres general industrial; 510 acres public facility; 27 acres park; and 929 acre streets and rights of way, for a total of 4,333 acres. There are no proposed future land use changes due to this proposal.

The assessed valuation is \$2,225,561,691 as of August 11, 2016.

The per capita assessed valuation is \$28,876.77.

On June 13, 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 flat.

The affected territory is bordered to the north by the Santa Fe Dam Recreational Area and to the west by the flood control basins associated with retaining water from the San Gabriel River.

The affected territory is surrounded by populated areas on all sides, with the exception of the Santa Fe Dam Recreation Area (a flood control and recreational facility).

Because the City is fully-developed, the affected territory is likely to experience only modest growth in the next ten years. The adjacent areas are likely to experience modest growth in the next ten years as well.

b. Governmental Services and Controls:

The affected territory is the entire City of Baldwin Park, which requires organized governmental services.

The present cost and adequacy of government services and controls in the area are acceptable. The probable effect of an alternative course of action on the cost and adequacy of services and controls in the affected territory and adjacent areas is for the City not to receive vector control services, leading to increased risk of vector-borne disease, which could adversely impact property values and quality of life.

c. *Proposed Action and Alternative Actions:*

The proposed action will benefit adjacent areas, all of which are currently within District boundaries, by providing seamless vector control prevention and protection. 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 City of Baldwin Park to provide its own vector control services. The effect of alternative actions on mutual social and economic interest and on the local government 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 would not have any impact on the existing General Plan and any specific plan(s) for properties within the affected territory. The provision of vector control services has no direct nor indirect impacts on the land uses within the City of Baldwin Park. In this

regard, the proposal is consistent with the General Plan and any specific plan(s) designations for the affected territory.

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 San Gabriel Valley Mosquito and Vector Control District.

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 District currently provides vector control service to over 165,760 acres of land throughout Los Angeles County. The annexation would add 4,333 acres to the serviced area. The district has indicated that they have the ability to provide vector control service to the affected territory once the annexation is complete.

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. The City of Baldwin Park conducted three (3) public outreach meetings with advance written notice. The majority of speakers at the public outreach meetings were supportive of the proposed annexation.

o. Land Use Designations

The proposal would not have any impact on the existing General Plan and zoning designations for properties within the affected territory. The provision of vector control services has no direct nor indirect impacts on the land uses within the City of Baldwin Park. In this regard, the proposal is consistent with the General Plan and zoning designations for the affected territory.

p. Environmental Justice:

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

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

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

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the San Gabriel Valley Mosquito and Vector Control District which will be for the interest of landowners and/or present and/or future inhabitants within the district and within the annexation territory.

RECOMMENDED ACTION:

1. Open the 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, adopt a resolution either terminating the annexation proceedings if a majority protest exists pursuant to Government Code Section 57078, ordering Annexation No. 2016-32 to the San Gabriel Valley Mosquito and Vector Control District (Entire City of Baldwin Park) directly, or ordering the annexation subject to confirmation by the registered voters of 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. 2016-32 TO THE SAN GABRIEL VALLEY MOSQUITO AND
VECTOR CONTROL DISTRICT (ENTIRE CITY OF BALDWIN PARK)"**

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

WHEREAS, the proposed annexation consists of approximately 4,333± acres of inhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2016-32 to the San Gabriel Valley Mosquito and Vector Control District (Entire City of Baldwin Park)"; 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 vector control services to the entire City of Baldwin Park; and

WHEREAS, on July 12, 2017, the Commission approved Annexation No. 2016-32 to the San Gabriel Valley Mosquito and Vector Control District (Entire City of Baldwin Park); and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for September 13, 2017 at 9:00 a.m., at the Los Angeles County Board of

Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, 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 August 14, 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 proceedings if a majority protest exists or ordering the annexation directly or subject to confirmation by the registered voters.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of property owners is 14,899 and the number of registered voters is 28,197, and the total assessed value of land within the affected territory is \$2,225,561,691.
 - a) The Commission finds that the number of property owners who filed written protests in opposition to Annexation No. 2016-32 to the San Gabriel Valley Mosquito and Vector Control District (Entire City of Baldwin Park) and not withdrawn is __, which, even if valid,

represents less than 25 percent of the number of owners of land who own at least 25 percent of the assessed value of land within the affected territory; and

b) The Commission finds that the number of registered voters who filed written protests in opposition to Annexation No. 2016-32 to the San Gabriel Valley Mosquito and Vector Control District (Entire City of Baldwin Park) and not withdrawn is ___, which, even if valid, represents less than 25 percent of the number of registered voters residing within boundaries of the affected territory.

2. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
3. The affected territory consists of 4,333± acres, is inhabited, and is assigned the following short form designation: "Annexation No. 2016-32 to the San Gabriel Valley Mosquito and Vector Control District (Entire City of Baldwin Park)"
4. Annexation No. 2016-32 to the San Gabriel Valley Mosquito and Vector Control District (Entire City of Baldwin Park) is hereby approved, subject to the following terms and conditions:
 - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.

- b. The effective date of the annexation shall be the date of recordation.
 - c. Payment of Registrar- Recorder/County Clerk and State Board of Equalization fees.
 - d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
 - e. The regular County assessment roll shall be utilized by the District.
 - f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
 - g. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
 - h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
5. The Commission hereby orders the inhabited territory described in Exhibits "A" and "B" annexed to the District.
6. 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 13th day of September 2017.

MOTION:

SECOND:

AYES:

NOES:

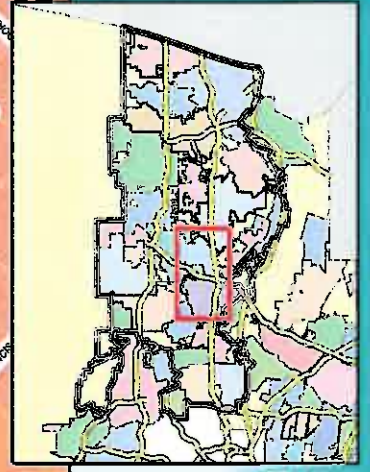
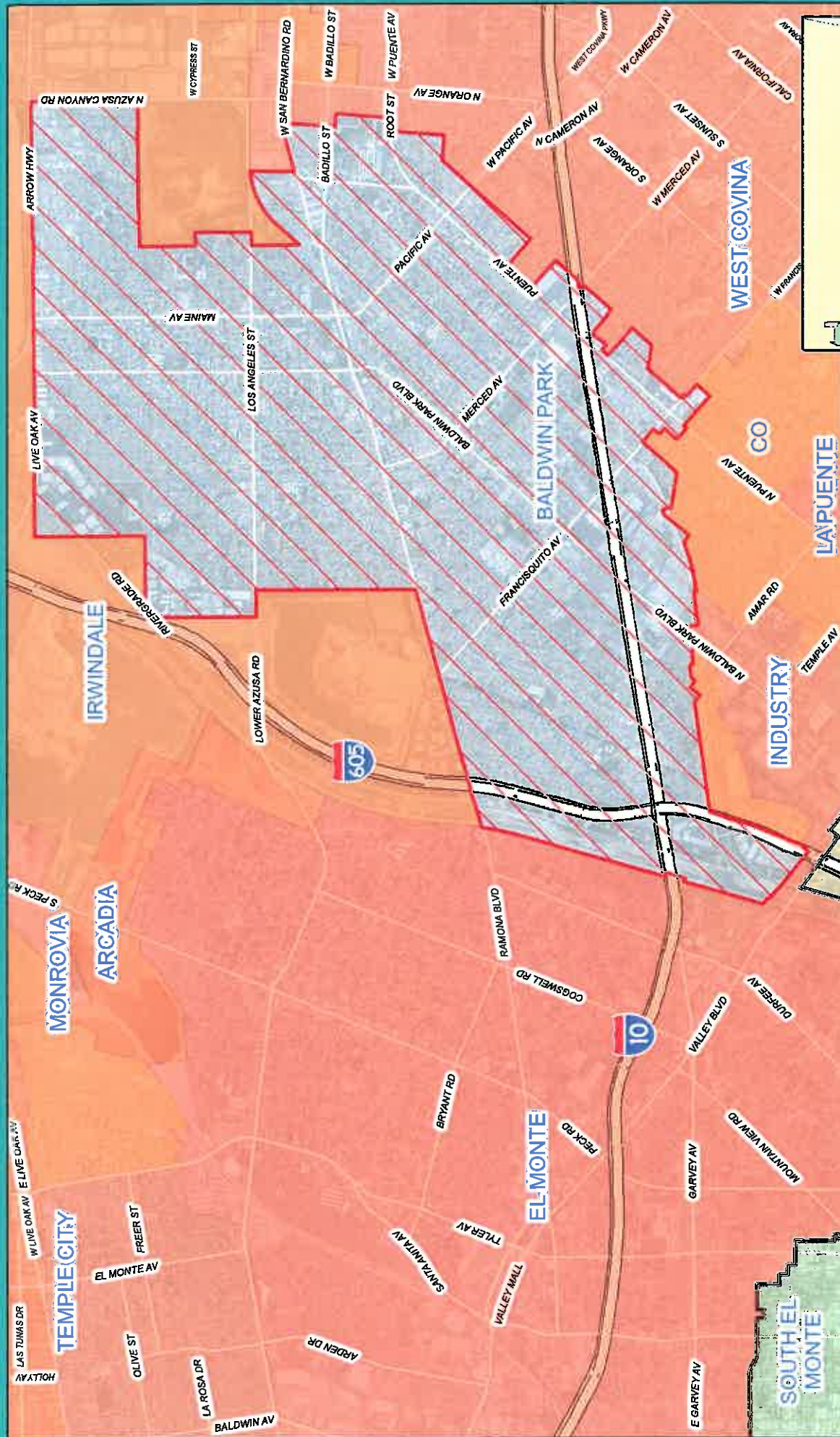
ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

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

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



Annexation No. 2016-32 to the San Gabriel Valley Mosquito and Vector Control District (Entire City of Baldwin Park)

LAFCO

- Legend**
- Annexation No. 2016-32
 - City of Baldwin Park
 - San Gabriel Valley Mosquito VCD
 - San Gabriel Valley Mosquito VCD Sphere of Influence



September 13, 2017

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Staff Report

September 13, 2017

Agenda Item No. 8.c.

**Protest Hearing on Annexation No. 2017-05 to the Consolidated Fire Protection
District of Los Angeles County (Hermosa Beach)**

On August 9, 2017, your Commission approved a request for the annexation of approximately 930 ± acres of inhabited territory into the boundaries of Consolidated Fire Protection 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: | 930± acres |
| Inhabited/Uninhabited: | Inhabited |
| Applicant: | Consolidated Fire Protection District of Los Angeles County |
| Resolution or Petition: | July 11, 2017 |
| Application Filed with LAFCO: | July 12, 2017 |
| Location: | The affected territory is the entire City of Hermosa Beach, which is surrounded by the cities of Manhattan Beach, Redondo Beach, and the Pacific Ocean. |
| City/County: | City of Hermosa Beach |
| Affected Territory: | The affected territory is the entire City of Hermosa Beach and consists of residential, commercial, industrial, and vacant land. The Pacific Ocean runs along the west side of the city. The topography is generally flat with some rolling hills. |
| Surrounding Territory: | The cities of Manhattan Beach, Redondo Beach, and the Pacific Ocean surround the affected territory. |
| Landowner(s): | There are multiple owners of record. |

| | |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Registered Voters: | 13,780 registered voters as of July 17, 2017 |
| Purpose/Background: | The purpose of this annexation is for the entire City of Hermosa Beach to receive fire protection, emergency medical, and related services from the Consolidated Fire Protection District of Los Angeles County. |
| Related Jurisdictional Changes: | There are no related jurisdictional changes. |
| Within SOI: | Yes, a Sphere of Influence Amendment was approved by the Commission on August 9, 2017. |
| Waiver of Notice/Hearing/Protest: | No |
| CEQA Clearance: | The proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15320 because it consists of a change in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised. A Categorical Exemption was adopted by the County of Los Angeles, as lead agency, on July 11, 2017. |
| Additional Information: | None |

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 19,616 residents as of January 1, 2017. The population density is 21.09 persons per acre.

The estimated future population is 19,616 residents (no anticipated change).

The affected territory is 930+/- acres. The affected territory is the entire City of Hermosa Beach and consists of residential, commercial, industrial, and vacant land. There are no proposed/future land use changes due to this proposal.

The assessed valuation is \$6,593,783,921 from the 2016-2017 tax roll.

The per capita assessed valuation is \$336,143.

On July 11, 2017, the County adopted a negotiated property tax exchange resolution; all other involved public agencies have adopted a property tax transfer resolution.

The topography of the affected territory is generally flat with some rolling hills.

The affected territory is bounded by the Pacific Ocean on the west side.

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 includes the entire City of Hermosa Beach, which requires organized governmental services.

The present cost and adequacy of government services and controls in the area are acceptable. The probable effect of the proposed action and of alternative courses of action on the cost and adequacy of services and controls in the affected territory and adjacent areas is minimal. The Consolidated Fire Protection District of Los Angeles County will be able to maintain a constant staffing level at a slight reduction in annual cost to the city.

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 only alternate action is for the City of Hermosa Beach to continue to provide its own fire protection service. The effect of alternate actions on mutual social and economic interests and on the local governmental structure of the County is minimal. Both agencies have mutually agreed for Consolidated Fire Protection District of Los Angeles County to assume fire protection services under "Agreement for services by and between the Consolidated Fire Protection District of Los Angeles County and the City of Hermosa Beach."

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 Hermosa Beach General Plan designations.

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 Consolidate Fire Protection 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:

The District currently provides fire protection services to over 2.3 million parcels of land (7,256,348± acres) throughout Los Angeles County. The annexations would add 214 parcels (930± acres) to its service area. The District indicated that it has the ability to provide fire protection services to the affected territory once the annexation is complete.

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 Hermosa Beach General Plan designations.

The proposal is consistent with the existing City of Hermosa Beach zoning designations.

p. Environmental Justice:

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

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

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

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of Consolidated Fire Protection 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, adopt a resolution either terminating the annexation proceedings if a majority protest exists pursuant to Government Code Section 57078, ordering Annexation No. 2017-05 to the Consolidated Fire Protection District of Los Angeles County (Hermosa Beach) directly, or ordering the annexation subject to confirmation by the registered voters of 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. 2017-05 TO THE CONSOLIDATED FIRE PROTECTION
DISTRICT OF LOS ANGELES COUNTY (HERMOSA BEACH)"**

WHEREAS, the Consolidate Fire Protection District of Los Angeles County (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 Hermosa Beach; and

WHEREAS, the proposed annexation consists of approximately 930± acres of inhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2017-05 to the Consolidated Fire Protection District of Los Angeles County (Hermosa Beach)"; 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 fire protection, emergency medical, and related services to the entire City of Hermosa Beach; and

WHEREAS, on August 9, 2017, the Commission approved Annexation No. 2017-05 to the Consolidated Fire Protection District of Los Angeles County (Hermosa Beach); and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for September 13, 2017 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, 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 August 10, 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 proceedings if a majority protest exists or ordering the annexation directly or subject to confirmation by the registered voters.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of property owners is 214, and the number of registered voters is 13,780, and the total assessed value of land within the affected territory is \$6,593,783,921.
 - a) The Commission finds that the number of property owners who filed written protests in opposition to Annexation No. 2017-05 to the Consolidated Fire Protection District of

Los Angeles County (Hermosa Beach) and not withdrawn is _____, which, even if valid, represents less than 25 percent of the number of owners of land who own at least 25 percent of the assessed value of land within the affected territory; and

b) The Commission finds that the number of registered voters who filed written protests in opposition to Annexation No. 2017-05 to the Consolidated Fire Protection District of Los Angeles County (Hermosa Beach) and not withdrawn is _____, which, even if valid, represents less than 25 percent of the number of registered voters residing within boundaries of 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 930± acres, is inhabited, and is assigned the following short form designation: "Annexation No. 2017-05 to the Consolidated Fire Protection District of Los Angeles County (Hermosa Beach)".
5. Annexation No. 2017-05 to the Consolidated Fire Protection District of Los Angeles County (Hermosa Beach) 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 inhabited territory described in Exhibits "A" and "B" annexed to District.
7. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, *et seq.*

PASSED AND ADOPTED this 13th day of September 2017.

MOTION:

SECOND:

AYES:

NOES:

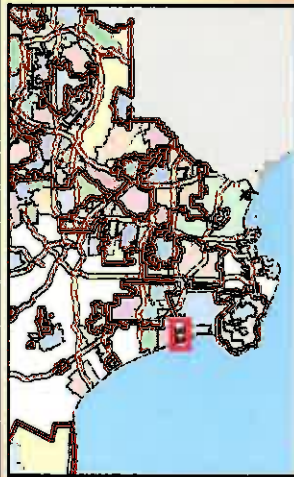
ABSTAIN:

ABSENT:

MOTION PASSES:

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

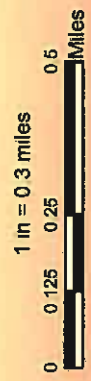
**Paul A. Novak, AICP
Executive Officer**



Annexation 2017-05 to the Consolidated Fire Protection District of Los Angeles County (Hermosa Beach)



- Legend**
- Annexation 2017-05
 - City of Hermosa Beach
 - Consolidated Fire Protection District Boundary
 - Consolidated Fire Protection District Sphere of Influence



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Staff Report

September 13, 2017

Agenda Item No. 8.d.

**Protest Hearing on Annexation No. 426 to the County Sanitation District No. 22
of Los Angeles County**

On August 9, 2017, your Commission approved a request for the annexation of approximately 51.65 ± acres of uninhabited territory into the boundaries of County Sanitation District No. 22 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: | 51.65± acres |
| Inhabited/Uninhabited: | Uninhabited |
| Applicant: | County Sanitation District No. 22 of Los Angeles County |
| Resolution or Petition: | January 25, 2017 |
| Application Filed with LAFCO: | February 2, 2017 |
| Location: | The affected territory is located south of Interstate 10 immediately east of Mesquite Lane. |
| City/County: | Los Angeles County unincorporated territory, surrounded by the cities of West Covina to the west, Walnut to the south, San Dimas to the east, and Interstate-10 to the north. |
| Affected Territory: | The affected territory is vacant land. The territory will be developed into 39 single-family homes. The existing topography is hilly. At construction the site will be graded and balanced to drain from southeast to northwest. |
| Surrounding Territory: | Surrounding territory is primarily residential followed by a memorial park site and some vacant areas. |
| Landowner(s): | Bridlevast Inc. |

| | |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Registered Voters: | 0 registered voters as of August 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 California Environmental Quality Act (CEQA) clearance is an Addendum to the Mitigated Negative Declaration and a Mitigated Negative Declaration adopted by the Los Angeles County Department of Regional Planning, as lead agency, on October 28, 2015 and September 2, 1998 respectively. |
| Additional Information: | None |

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 0 residents as of August 26, 2016.

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

The estimated future population is 98 residents.

The affected territory is 51.65+/- acres. The affected territory is vacant land. The territory will be developed into 39 single-family homes. At construction the site will be graded and balanced to drain from southeast to northwest.

The assessed valuation is \$3,708,103 as of January 30, 2017.

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

On May 30, 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 existing hilly, with the highest point reaching an elevation of approximately 850ft.

Forest Lawn Memorial Park is east of the affected territory and the San Jose Hills are 1200 feet south of the affected territory. There is a drainage basin located 2 miles westerly of the affected territory.

The affected territory is surrounded by populated areas to the north, south, and west.

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 will be developed to include 39 single-family homes which require organized governmental services. The affected territory will require governmental services indefinitely.

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

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

c. *Proposed Action and Alternative Actions:*

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

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

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

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

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

e. *Agricultural Lands:*

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

f. *Boundaries:*

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

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

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

g. *Consistency with Regional Transportation Plan:*

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

h. Consistency with Plans:

The proposal is consistent with the existing County's General Plan designation of Non-Urban.

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 County Sanitation District No. 22 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 Joint Outfall System 2010 Master Facilities Plan.

l. Timely Availability of Water Supplies:

There are no known issues regarding water supply or delivery.

m. Regional Housing:

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

n. Comments from Landowners, Voters, or Residents:

Staff did not receive any significant comments from landowners, voters, or residents. The landowner has provided a letter of consent for the annexation.

o. Land Use Designations

The proposal is consistent with the existing County's General Plan designation of Non-Urban.

The proposal is consistent with the existing County's zoning designation of Light Agricultural (A-1-40000). Residential development is permitted under an A-1 zone.

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The CEQA clearance is an Addendum to the Mitigated Negative Declaration and a Mitigated Negative Declaration adopted by the Los Angeles County Department of Regional Planning, as lead agency, on October 28, 2015 and September 2, 1998 respectively. The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines Section 15096.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the County Sanitation District No. 22 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 adopt a resolution ordering Annexation No. 426 to the County Sanitation District No. 22 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. 426 TO THE COUNTY SANITATION DISTRICT NO. 22
OF LOS ANGELES COUNTY"**

WHEREAS, the County Sanitation District No. 22 of Los Angeles County (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the District, all within the Unincorporated Los Angeles County; and

WHEREAS, the proposed annexation consists of approximately 51.65± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 426 to the County Sanitation District No. 22 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 39 proposed single-family homes; and

WHEREAS, on August 9, 2017, the Commission approved Annexation No. 426 to the County Sanitation District No. 22 of Los Angeles County; and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for September 13, 2017 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500

West Temple Street, Los Angeles, California, 90012; and

WHEREAS, 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 August 14, 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 there is 1 property owner, and the total assessed value of land within the affected territory is \$3,708,103.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 426 to the County Sanitation District No. 22 of Los Angeles County and not withdrawn is ___, 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 51.65± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 426 to the County Sanitation District No. 22 of Los Angeles County"

5. Annexation No. 426 to the County Sanitation District No. 22 of Los Angeles County is hereby approved, subject to the following terms and conditions:

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

- g. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
 - h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 22 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 13th day of September 2017.

MOTION:

SECOND:

AYES:

NOES:

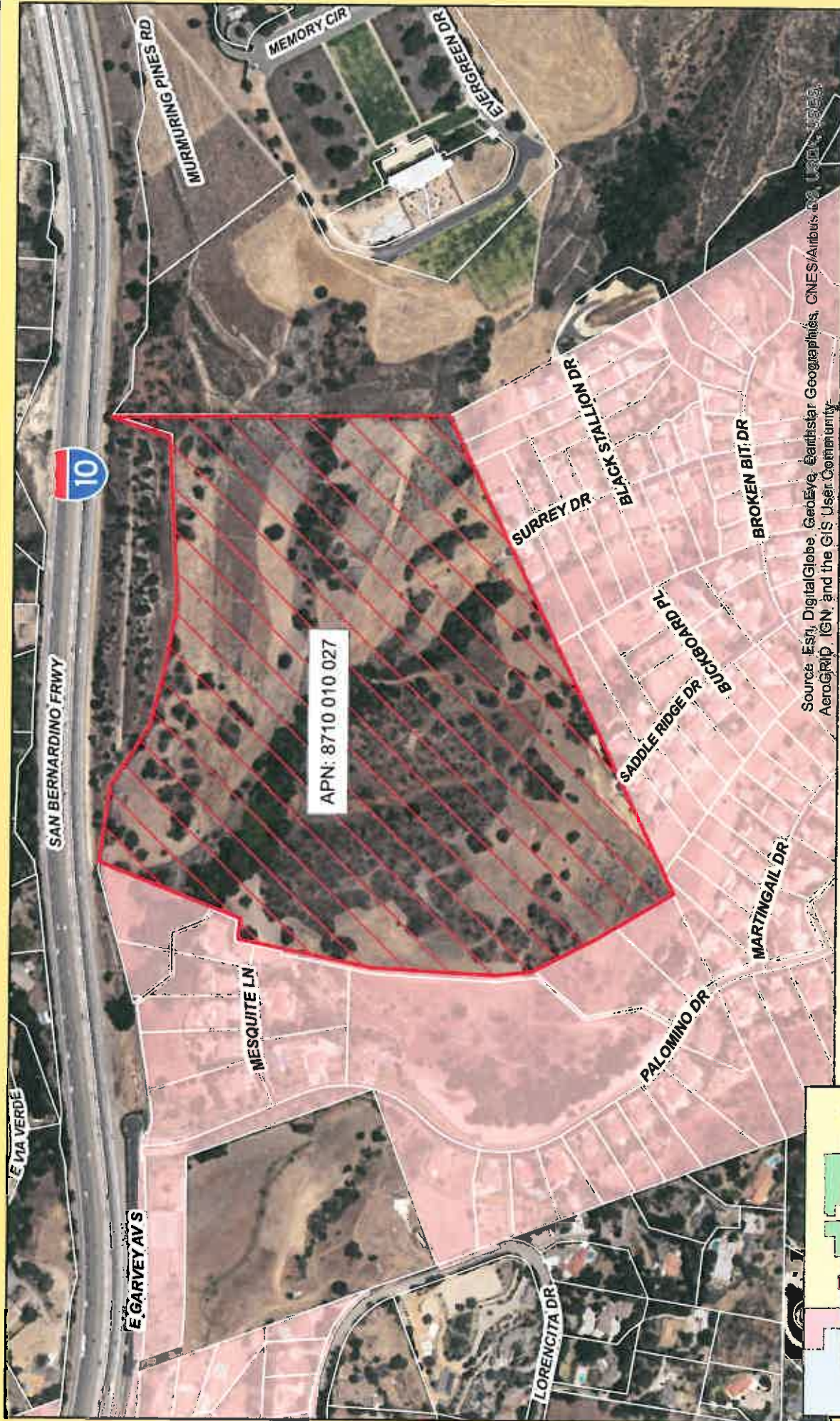
ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0






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

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



Annexation No. 426 to County Sanitation District No. 22

Legend

-  CSD Annexation 22-426
-  County Unincorporated
-  City of San Dimas
-  Los Angeles County Sanitation District No. 22
-  Sphere of Influence, CSD 22



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



September 13, 2017



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Staff Report

September 13, 2017

Agenda Item No. 9.a.

Annual Election of Commission Officers

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

Recommended Action:

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

Staff Report

September 13, 2017

Agenda Item No. 9b.

Hidden Creeks Estates Project – Status Report

At the January 13, 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.

The City of Los Angeles (“City”), which is the lead agency reviewing the project and its proposed entitlement approvals, continues to review the revised Draft Environmental Impact Report (DEIR) prepared by the environmental consultant. The DEIR is likely to be recirculated in the fall, followed by the City’s public hearing on the proposed zoning approvals, expected in early 2018.

Based on the current status, staff does not anticipate agendizing Annexation No. 2011-27 to the City of Los Angeles before the Commission until early 2018.

Recommended Action:

Staff recommends that the Commission:

1. Receive and file.

Staff Report

September 13, 2017

Agenda Item No. 9.d.

**Nomination of Jerry Gladbach to the
California Association of Local Agency Formation
Commissions (“CALAFCO”) Board of Directors.**

CALAFCO is hosting its annual conference in San Diego from October 25 through October 27, 2017. Vacancies on CALAFCO’s Board of Directors are voted on and approved at the Conference. There is a vacancy for a special district representative from the Southern Region, and Commissioner Jerry Gladbach has expressed an interest in serving. CALAFCO requires that individual LAFCOs nominate candidates in writing by September 25, 2017.

Recommended Action:

1. Nominate Jerry Gladbach as a candidate for the Southern Region special district representative on the CALAFCO Board of Directors.

Staff Report
September 13, 2017

Agenda Item No. 10.a.

Legislative Update

The Legislature reconvened (from summer recess) on Monday, August 21st. The status of several bills of interest to LAFCO is summarized, below (updates in bold type).

- **SB 693 (Mendoza)**: This bill proposes to establish a new district, the Lower San Gabriel River Recreation and Park District, “by petition or resolution submitted to the Los Angeles County Local Agency Formation Commission.” The bill establishes the parameters of the proposed district’s board of directors, and leaves the remaining formation issues to be addressed by LA LAFCO. The bill was approved by the Senate on May 31, 2017. In the Assembly, SB 693 is pending before the Appropriations Committee.

Commission Position: SUPPORT (Meeting of April 12, 2017)

- **AB 464 (Gallagher)**: 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 464 passed BY both houses. The bill was signed by the Governor on July 10, 2017. It will be effective January 1, 2018.

Commission Position: SUPPORT (Meeting of April 12, 2017)

- **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)). **The bill was approved by the Assembly on May 22, 2017 and by the Senate on August 21, 2017. The bill is awaiting action by the Governor.**

Commission Position: SUPPORT (Meeting of April 12, 2017)

AB 1725 (Assembly Local Government Committee) – Sponsored by CALAFCO, this is the annual Omnibus bill to make technical corrections to the Coretese-Knox-Hertzberg Local Government Reorganization Act of 2000 (“Act”). The bill originally had one item, and several additional items submitted by CALAFCO were expected to be added after introduction. The

Assembly approved AB 1725 on May 18th. With recent amendments, AB 1725 now includes four (4) proposed changes to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. **It is now pending before the full Senate, where it was read for the second time on August 21st, 2017; if the Senate approves, the bill will be sent to the Assembly for concurrence due to amendments in the Senate.**

Commission Position: SUPPORT (Meeting of April 12, 2017)

- **SB 634 (Wilk):** This bill proposes a legislative consolidation of two independent water districts (the Castaic Lake Water Agency (CLWA) and the Newhall County Water District (NCWD)) into a newly-formed “Santa Clarita Valley Water District.” **The Senate approved SB 634 on May 31st. The bill was amended on August 17th and it is still pending before the Assembly Appropriations Committee.**

Commission Position: NEUTRAL (Meeting of June 14, 2017)

Staff Recommendation:

1. Receive and file the Legislative Report.