

Commission

Jerry Gladbach
Chair

Donald Dear
1st Vice-Chair

Gerard McCallum
2nd Vice-Chair

Kathryn Barger
Richard Close
Margaret Finlay
Janice Hahn
John Mirisch
Greig Smith

Alternate Members

Lori Brogin-Falley
Sheila Kuehl
Judith Mitchell
Joseph Ruzicka
David Ryu
Vacant
(Public Member)

Staff

Paul Novak
Executive Officer

Adriana Romo
Deputy Executive Officer

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

80 South Lake Avenue
Suite 870
Pasadena, CA 91101
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www.lalafco.org

LOCAL AGENCY FORMATION COMMISSION MEETING AGENDA

Wednesday, May 8, 2019
9:00 a.m.

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

Entrance to the Commission Meetings requires entry through security screening at any of the public entrances to the KHHOA:

- 500 West Temple Street (third floor of KHHOA)
- 225 N. Hill Street (first floor of KHHOA)
- 222 N. Grand Avenue (fourth floor of KHHOA)
- Civic Mall/ Grand Park, between KHHOA and the Civil Court Building (second floor of the KHHOA)

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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 §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 April 10, 2019.
- b. Approve Operating Account Check Register for the month of April 2019.
- c. Receive and file update on pending proposals.
- d. Annexation No. 757 to the County Sanitation District No. 21 of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.
- e. Annexation No. 428 to the County Sanitation District No. 22 of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.
- f. Annexation No. 1090 to Santa Clarita Valley Sanitation District of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.

7. PUBLIC HEARING(S)

- a. Reorganization No. 2018-03 to the City of Arcadia (Amendments to the City of Arcadia and Consolidated Fire Protection District of Los Angeles County Spheres of Influence; Detachment of Parcel 1 from the City of Arcadia; Annexation of Parcel 1 to the Consolidated Fire Protection District of Los Angeles County; Detachment of Parcel 2 from the Consolidated Fire Protection District of Los Angeles County; and Annexation of Parcel 2 to the City of Arcadia), and California Environmental Quality Act (CEQA) exemption.
- b. Recommended Final Budget for Fiscal Year 2019-20.
- c. Annexation No. 1088 to Santa Clarita Valley Sanitation District of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.

8. PROTEST HEARING(S)

None.

9. OTHER ITEMS

- a. Proposed Procurement and Reporting Policy.
- b. As-Needed Alternate Legal Counsel Contract Extensions.

10. LEGISLATION

- a. Legislative Update

11. MISCELLANEOUS CORRESPONDENCE

- a. April 23, 2019 Letter from District Attorney Jackie Lacey concerning the former Sativa County Water District.

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**

June 12, 2019

July 10, 2019

August 14, 2019

September 11, 2019

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**



Local Agency Formation Commission
for the County of Los Angeles

 **DRAFT**

Commission

Jerry Gladbach
Chair

Donald Dear
1st Vice-Chair

Gerard McCallum
2nd Vice-Chair

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REGULAR MEETING

MINUTES OF THE LOCAL AGENCY FORMATION COMMISSION

FOR THE COUNTY OF LOS ANGELES

April 10, 2019

Present:

Jerry Gladbach, Chair

Kathryn Barger
Richard Close
Donald Dear
Margaret Finlay
Janice Hahn
Gerard McCallum
John Mirisch
Greig Smith

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

Paul Novak, Executive Officer
Carole Suzuki, Legal Counsel

Absent:

Sheila Kuehl, Alternate
David Ryu, Alternate

Vacant:

Alternate General Public Member

1 CALL MEETING TO ORDER

The meeting was called to order at 9:03 a.m. in Room 381-B of the County Hall of Administration by Chair Jerry Gladbach.

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Jerry Gladbach.

ANNOUNCEMENTS

Chair Gladbach indicated that Agenda Item 7.d. would be considered last, after all other agenda items.

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 to 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 (None).

4 SWEARING-IN OF SPEAKER(S)

The EO swore-in nine (9) members of the audience who planned to testify.

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

None.

6 CONSENT ITEM(S)

The Commission took the following actions under Consent Items:

- a. Approved Minutes of March 13, 2019.
- b. Approve Operating Account Check Register for the month of March 2019.
- 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. 754 to the County Sanitation District No. 21 of Los Angeles County; Resolution No. 2019-03RMD.

- e. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 755 to the County Sanitation District No. 21 of Los Angeles County; Resolution No. 2019-04RMD.
- f. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1087 to the Santa Clarita Valley Sanitation District of Los Angeles County; Resolution No. 2019-05RMD.

MOTION: Dear SECOND: Finlay APPROVED: 8-0-0
AYES: Barger, Close, Dear, Finlay, McCallum, Mirisch, Smith, Gladbach
NOES: None.
ABSTAIN: None.
ABSENT: Hahn

[Commissioner Hahn arrived at 9:06 a.m.]

7 PUBLIC HEARING(S)

The following item was called for consideration:

- a. Draft Proposed Budget for Fiscal Year 2019-20.

Adriana Romo (Deputy Executive Officer) summarized the staff report concerning the Proposed Draft Budget for Fiscal Year 2019-20.

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

The Commission took the following actions:

- Approved the Proposed Draft Budget for Fiscal Year 2019-20;
- Pursuant to Government Code Section 56381, directed staff to forward the Proposed Budget for Fiscal Year 2019-20 to the County of Los Angeles, as well as the 88 cities and 52 independent special districts in Los Angeles County, for their comment; and
- Set May 8, 2019 at 9:00 a.m., in Room 381-B of the Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California, 90012, as the date, time, and place for the adoption of the Recommended Final Budget for Fiscal Year 2019-20.

MOTION: Finlay SECOND: Dear APPROVED: 9-0-0
AYES: Barger, Close, Dear, Finlay, Hahn, McCallum, Mirisch, Smith, Gladbach
NOES: None.

ABSTAIN: None.
ABSENT: None.

[Commissioner Brogin-Falley left at 9:11 a.m.]

7 PUBLIC HEARING(S)

The following item was called for consideration:

- b. Annexation No. 298 to the County Sanitation District No. 15 of Los Angeles County.

The EO summarized the staff report concerning Annexation No. 298 to the County Sanitation District of Los Angeles County.

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

The Commission took the following actions:

- Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving Annexation No. 298 to the County Sanitation District No. 15 of Los Angeles County; Resolution No. 2019-06RMD; and
- Pursuant to Government Code Section 57002, set June 12, 2019, at 9:00 a.m. or at the Commission's next available meeting date consistent with the protest provisions, in Room 381-B of the Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California, 90012, as the date, time, and place for Commission protest proceedings.

MOTION: Finlay SECOND: Smith APPROVED: 9-0-0
AYES: Barger, Close, Dear, Finlay, Hahn, McCallum, Mirisch, Smith, Gladbach
NOES: None.
ABSTAIN: None.
ABSENT: None.

7 PUBLIC HEARING(S)

The following item was called for consideration:

- c. Reorganization No. 2016-33 to the City of Los Angeles, and California Environmental Quality Act (CEQA) exemption and amendments to the City of Los Angeles, Consolidated Fire Protection District of Los Angeles County, and West Basin Municipal Water District Spheres of Influence ("SOIs") (detachment from the City of Los Angeles

and annexation to the Consolidated Fire Protection District of Los Angeles County, and West Basin Municipal Water District).

The EO summarized the staff report concerning Reorganization No. 2016-33 to the City of Los Angeles.

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

The Commission took the following action:

- Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Reorganization No. 2016-33 to the City of Los Angeles; Amendments to the City of Los Angeles, Consolidated Fire Protection District of Los Angeles County, and West Basin Municipal Water District Spheres of Influence; detachment from the City of Los Angeles; and annexation to the Consolidated Fire Protection District of Los Angeles County and West Basin Municipal Water District; Resolution No. 2019-07RMD.

MOTION: Mirisch SECOND: Hahn APPROVED: 9-0-0
AYES: Barger, Close, Dear, Finlay, Hahn, McCallum, Mirisch, Smith, Gladbach
NOES: None.
ABSTAIN: None.
ABSENT: None.

8 PROTEST HEARING(S)

None.

9 OTHER ITEMS

The following item was called up for consideration:

- a. Appointment/Re-Appointment of Commission Public Member.

The EO summarized the staff report concerning the Appointment/Reappointment of Commission Public Member.

The Commission took the following action:

- Re-appointed Gerard McCallum to the position of Public Member, for the term which expires on May 1, 2023.

MOTION: Mirisch SECOND: Finlay APPROVED: 9-0-0
AYES: Barger, Close, Dear, Finlay, Hahn, McCallum, Mirisch, Smith, Gladbach
NOES: None.
ABSTAIN: None.
ABSENT: None.

9 OTHER ITEMS

The following item was called up for consideration:

b. Proposed Santa Clarita Valley Water Agency Reimbursement Agreement.

The EO summarized the staff report concerning the Proposed Santa Clarita Valley Water Agency Reimbursement Agreement.

The Commission took the following action:

- Approved and authorized the Executive Officer to execute the Reimbursement Agreement by and between the Santa Clarita Valley Water Agency (SCVWA) and LAFCO.

MOTION: Dear SECOND: McCallum APPROVED: 9-0-0
AYES: Barger, Close, Dear, Finlay, Hahn, McCallum, Mirisch, Smith, Gladbach
NOES: None.
ABSTAIN: None.
ABSENT: None.

10 LEGISLATION

a. Legislative Update.

The Executive Officer summarized the staff report concerning the Legislative Update.

The Commission took the following actions:

- Took a “support” position on AB 1822, and directed staff to communicate the position in letters to members of the State Legislative and the Governor; and
- Received and filed the Legislative Update.

MOTION: Finlay SECOND: Barger APPROVED: 9-0-0
AYES: Barger, Close, Dear, Finlay, Hahn, McCallum, Mirisch, Smith, Gladbach
NOES: None.

ABSTAIN: None.

ABSENT: None.

11 MISCELLANEOUS CORRESPONDENCE

None.

12 COMMISSIONERS' REPORT

None.

13 EXECUTIVE OFFICER'S REPORT

The Los Angeles County Board of Supervisors meeting room (381-B) will undergo renovations through the end of year 2020. The EO indicated he will keep the Commission apprised when those renovations will start. An alternate room for the monthly Commission meetings will take place in the Business License Commission meeting room (374-A) at the Kenneth Hahn Hall of Administration.

The EO indicated that Commissioners received a Memorandum regarding the Recruitment of Alternate Public Member. The deadline to receive applications is Monday, May 6, 2019. Staff has received four applications so far. The Commission agreed to extend the deadline to receive applications regarding the recruitment of the Alternate Public Member to June 10, 2019.

14 PUBLIC COMMENT

None.

15 FUTURE MEETINGS

May 8, 2019

June 12, 2019

July 10, 2019

August 14, 2019

16 FUTURE AGENDA ITEMS

None.

7 PUBLIC HEARING(S)

The following item was called for consideration:

- d. Reconsideration of Resolution No. 2019-01RMD-Resolution of the Local Agency Formation Commission for the County of Los Angeles Making Determinations Disapproving Annexation No. 2014-04 to the City of Calabasas (West Agoura Road).

The EO summarized the staff report concerning the Reconsideration of Resolution No. 2019-01RMD-Resolution of the Local Agency Formation Commission for the County of Los Angeles Making Determinations Disapproving Annexation No. 2014-04 to the City of Calabasas (West Agoura Road).

The EO indicated that the Commissioners received copies of additional correspondence (staff received after the posting of the Agenda).

The public hearing was opened to receive testimony.

Eight (8) members of the public testified before the Commission, as follows:

- Glenda Burnett, Irma Haldane, and Lygia Ionnitiu (residents of the City of Agoura Hills) opposed the reconsideration of Resolution No. 2019-01RMD.
- Deborah Klein Lopez (Councilmember, City of Agoura Hills) and Illece Buckley-Weber (Mayor Pro Tem, City of Agoura Hills) opposed the reconsideration of Resolution No. 2019-01RMD and agreed with the staff report's recommendations.
- Joan Yacovone (representing the Liberty Canyon Homeowners Association and the Las Virgenes Homeowners Federation) and Lloyd W. "Bill" Pellman (Partner, Nossaman LL, and Special Counsel to the Los Angeles County Chief Executive Officer, Sachi Hamai and the County of Los Angeles) opposed the reconsideration of Resolution No. 2019-01RMD and agreed with the staff report's recommendations.
- Matthew Summers (Assistant City Attorney, City of Calabasas) supported the reconsideration of Resolution No. 2019-01RMD and opposed the disapproval of Annexation No. 2014-04 to the City of Calabasas (West Agoura Road).

Commission Hahn asked if the City of Calabasas will consider litigation. Mr. Pellman indicated that the Municipal Service Review is the correct path for a Sphere of Influence Update for the City of Calabasas as it relates to Annexation No. 2014-04.

There being no further testimony, the public hearing was closed.

The Commission took the following actions:

- Partially approved the City of Calabasas' Request for Reconsideration of Resolution No. 2019-01RMD, for the reasons stated in staff report and based on the written and oral

testimony and information provided to the Commission during and in advance of the public hearing regarding reconsideration of Resolution No. 2019-01RMD; and

- Approved and Adopted the Amended Resolution Making Determinations, including the California Environmental Quality Act determinations; Resolution No. 2019-01RMD(AMENDED).

MOTION: McCallum SECOND: Finlay APPROVED: 9-0-0
AYES: Barger, Close, Dear, Finlay, Hahn, McCallum, Mirisch, Smith, Gladbach
NOES: None.
ABSTAIN: None.
ABSENT: None.

17 ADJOURNMENT MOTION

On motion of Chair Gladbach, the meeting was adjourned at 9:54 a.m.

Respectfully submitted,

Paul Novak, AICP
Executive Officer

11:08 AM
04/30/19
Cash Basis

LA LAFCO
Register Report
April 2019

6.b.

Type	Date	Num	Name	Paid Amount	Balance
Apr 19					
Bill Pmt -Check	04/02/2019	10295	Charter Communica...	-530.19	-530.19
Bill Pmt -Check	04/02/2019	10296	Mail Finance	-382.28	-912.47
Bill Pmt -Check	04/02/2019	10297	Motor Parks	-630.00	-1,542.47
Bill Pmt -Check	04/02/2019	10298	Promac Image Syst...	-385.81	-1,928.28
Check	04/05/2019	ADP	ADP	-39.37	-1,967.65
Check	04/15/2019	10299	Alisha O'Brien	-102.37	-2,070.02
Check	04/15/2019	10300	Ambar De La Torre	-583.45	-2,653.47
Check	04/15/2019	WIRE	TRPF 80 South Lak...	-8,567.76	-11,221.23
Check	04/15/2019	DD	Federal Tax Deposit	-4,620.99	-15,842.22
Check	04/15/2019	DD	State Income Tax	-1,423.89	-17,266.11
Check	04/15/2019	DD	Ambar De La Torre	-1,945.68	-19,211.79
Check	04/15/2019	DD	Douglass S Dorado	-3,430.51	-22,642.30
Check	04/15/2019	DD	Michael E Henderson	-2,297.78	-24,940.08
Check	04/15/2019	DD	Patricia Knoebl-Wood	-1,338.43	-26,278.51
Check	04/15/2019	DD	Paul A Novak	-5,090.66	-31,369.17
Check	04/15/2019	DD	Alisha O'Brien	-2,264.06	-33,633.23
Check	04/15/2019	DD	Adriana Romo	-3,227.46	-36,860.69
Bill Pmt -Check	04/16/2019	10301	Certified Records M...	-513.43	-37,374.12
Bill Pmt -Check	04/16/2019	10302	CoreLogic	-28.80	-37,402.92
Bill Pmt -Check	04/16/2019	10303	CTS Clouds	-2,550.00	-39,952.92
Bill Pmt -Check	04/16/2019	10304	Daily Journal	-20.25	-39,973.17
Bill Pmt -Check	04/16/2019	10305	FedEx	-169.44	-40,142.61
Bill Pmt -Check	04/16/2019	10306	LACERA-OPEB	-1,679.04	-41,821.65
Bill Pmt -Check	04/16/2019	10307	Office Depot*	-183.76	-42,005.41
Bill Pmt -Check	04/16/2019	10308	Wells Fargo	-383.25	-42,388.66
Check	04/19/2019	ADP	ADP	-135.39	-42,524.05
Bill Pmt -Check	04/30/2019	10309	ATT	-293.37	-42,817.42
Bill Pmt -Check	04/30/2019	10310	Bank of America*	-429.23	-43,246.65
Bill Pmt -Check	04/30/2019	10311	Charter Communica...	-529.09	-43,775.74
Bill Pmt -Check	04/30/2019	10312	County of Los Angel...	-312.73	-44,088.47
Bill Pmt -Check	04/30/2019	10313	Daily Journal	-29.50	-44,117.97
Bill Pmt -Check	04/30/2019	10314	LACERA	-13,933.58	-58,051.55
Bill Pmt -Check	04/30/2019	10315	Motor Parks	-630.00	-58,681.55
Bill Pmt -Check	04/30/2019	10316	Neofunds	-600.00	-59,281.55
Bill Pmt -Check	04/30/2019	10317	Office Depot*	-433.28	-59,714.83
Bill Pmt -Check	04/30/2019	10318	Platinum Consulting	-663.45	-60,378.28
Bill Pmt -Check	04/30/2019	10319	The Lincoln National	-272.58	-60,650.86
Bill Pmt -Check	04/30/2019	10320	Tropical Interior Plants	-100.00	-60,750.86
Check	04/30/2019	DD	Ambar De La Torre	-1,945.68	-62,696.54
Check	04/30/2019	DD	Douglass S Dorado	-2,966.07	-65,662.61
Check	04/30/2019	DD	Michael E Henderson	-2,297.77	-67,960.38
Check	04/30/2019	DD	Patricia Knoebl-Wood	-1,338.43	-69,298.81
Check	04/30/2019	DD	Paul A Novak	-5,090.65	-74,389.46
Check	04/30/2019	DD	Alisha O'Brien	-2,264.06	-76,653.52
Check	04/30/2019	DD	Adriana Romo	-3,828.38	-80,481.90
Check	04/30/2019	DD	Federal Tax Deposit	-4,424.85	-84,906.75
Check	04/30/2019	DD	State Income Tax	-1,349.90	-86,256.65
Check	04/30/2019	DD	Federal Tax Deposit	-215.28	-86,471.93
Check	04/30/2019	59200...	Kathryn Barger	-134.09	-86,606.02
Check	04/30/2019	59200...	Brogin-Falley Lori	-138.53	-86,744.55
Check	04/30/2019	DD	Richard Close	-138.53	-86,883.08
Check	04/30/2019	DD	Donald Dear	-138.52	-87,021.60
Check	04/30/2019	59200...	Margaret E Finlay	-138.52	-87,160.12
Check	04/30/2019	59200...	Edward G Gladbach	-138.52	-87,298.64
Check	04/30/2019	DD	Janice K Hahn	-135.19	-87,433.83
Check	04/30/2019	DD	Gerard McCallum II	-138.53	-87,572.36
Check	04/30/2019	59200...	John A Mirisch	-138.53	-87,710.89
Check	04/30/2019	59200...	Judith M Mitchell	-138.53	-87,849.42
Check	04/30/2019	59200...	Greig L Smith	-138.53	-87,987.95
Apr 19				-87,987.95	-87,987.95

AGENDA ITEM NO. 6.c. May 8, 2019						
PENDING PROPOSALS As of May 1, 2019						
		LAFCO Designation	Applicant	Description	Status	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, and 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 fw. 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	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 and approved map and legal.	12/10/2014	Unknown
11	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
12	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
13	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
14	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
15	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
16	DD	Reorganization No. 2017-10 to the Las Virgenes Municipal Water District	Robert Douglass	5.26 acres of uninhabited territory. The affected territory is generally located northeast of the intersection of Hovenweep Lane and Schueren Road, in the unincorporated area north of Malibu	Notice of Filing Sent 11-30-17 Incomplete Filing: property tax transfer resolution, approved map and legal	11/8/2017	Unknown
17	AD	Annexation 298 to District No. 15	Sanitation Districts	4.01 acres of uninhabited territory. The affected territory is generally located on Del Valle Avenue west of the terminus of Mentz Street, all within the City of La Puente.	April 10, 2019 Agenda	1/3/2018	Jun-2019

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
18	AD	Annexation 754 to District No. 21	Sanitation Districts	0.4 acres of uninhabited territory. The affected territory is located on Padua Avenue approximately 100 feet south of Alamosa Drive, all within the City of Claremont.	April 10, 2019 Agenda	1/3/2018	May-2019
19	AD	Annexation 755 to District No. 21	Sanitation Districts	2.5 acres of uninhabited territory. The affected territory is located on Via Padova approximately 400 feet west of Mt. Baldy Road, all within unincorporated Los Angeles County.	April 10, 2019 Agenda	1/3/2018	May-2019
20	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1087	Sanitation Districts	0.311 acres of uninhabited territory. The affected territory is located on the northeast corner of Ferguson Drive and Cherry Drive, all within the unincorporated area of Los Angeles County.	April 10, 2019 Agenda	2/13/2018	May-2019
21	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1088	Sanitation Districts	6.796 acres of uninhabited territory. The affected territory is located on Sierra Highway approximately 600 feet south of Quinn Drive, all within unincorporated Los Angeles County.	May 8, 2019 Agenda	2/13/2018	Jun-2019
22	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1090	Sanitation Districts	0.58 acres of uninhabited territory. Located on Sierra Highway approximately 150 feet south of Sand Canyon Road, all within unincorporated Los Angeles County.	May 8, 2019 Agenda	2/13/2018	Jun-2019
23	DD	Reorganization No. 2016-33 to the City of Los Angeles	County of Los Angeles	1.34 acres of uninhabited territory located east of the intersection of W 116th St and Isis Avenue in the City of Los Angeles.	April 10, 2019 Agenda	2/3/2018	May-2019
24	AD	Annexation 757 to District No. 21	Sanitation Districts	0.566 acres of uninhabited territory. The affected territory is located on the southeast corner of Mountain Avenue and Sage Street, all within the unincorporated Los Angeles County.	May 8, 2019 Agenda	3/7/2018	Jun-2019
25	AD	Annexation 428 to District No. 22	Sanitation Districts	1.67 acres of uninhabited territory. The affected territory is located on Crestglen Road approximately 300 feet east of Vista Bonita Avenue, all within the City of Glendora.	May 8, 2019 Agenda	3/21/2018	Jun-2019
26	AD	Annexation 297 to District No. 15	Sanitation Districts	13.88 acres of uninhabited territory. The affected territory is located on the southwest corner of Loukelton Street and Echelon Avenue, all within the City of Industry.	Notice of Filing Sent 03-22-18 Incomplete filing; property tax transfer resolution.	3/21/2018	Unknown
27	DD	Reorganization No. 2018-03 to the City of Arcadia	Los Angeles County	.29 acres of uninhabited territory. Parcel 1 is located at the intersection of Oak Avenue and Duarte Road in the City of Arcadia and Parcel 2 is located along Standish Street east of the intersection Mayflower Avenue and Standish Street adjacent to the City of Arcadia.	May 8, 2019 Agenda	5/8/2018	Jun-2019
28	AD	Annexation No. 430 to District No. 22	Sanitation Districts	1.6± acres of uninhabited territory. The affected territory is located at the southwest corner of Baseline Road and Bunnelle Avenue, all within the City of La Verne.	Notice of Filing Sent 07-17-18 Incomplete filing; property tax transfer resolution.	7/16/2018	Unknown
29	AD	Annexation 756 to District No. 21	Sanitation Districts	5.07± acres of uninhabited territory. The affected territory is located on the south side of Baseline Road between Forbes Avenue and Allegany Court, all within the City of Claremont.	Notice of Filing Sent 09-6-18 Incomplete filing; property tax transfer resolution.	9/5/2018	Unknown
30	AD	Annexation 758 to District No. 21	Sanitation Districts	1.15± acres of uninhabited territory. The affected territory is located on Reedview Drive approximately 300 feet north of Shelyn Drive, all within unincorporated Los Angeles County.	Notice of Filing Sent 11-06-18 Incomplete filing; property tax transfer resolution.	11/5/2018	Unknown
31	AD	Annexation 432 to District No. 22	Sanitation Districts	0.5± acres of uninhabited territory. The affected territory is located on Walnut Avenue at the westerly terminus of Cannon Avenue, all within the City of San Dimas.	Notice of Filing Sent 11-06-18 Incomplete filing; property tax transfer resolution.	11/15/2018	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
32	DD	Annexation No 2018-10 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Robert Sarkissian	80.91± acres of uninhabited territory. The affected territory is located southeast of the intersection of Blackbird Street and 8Th Street West, in the City of Palmdale	Notice of Filing Sent 10-11-18 Incomplete filing: property tax transfer resolution, approved map and legal, CEQA, mailing labels landowners and registered voters	10/1/2018	Unknown
33	DD	Annexation No. 2018-06 to the San Gabriel Valley Mosquito and Vector Control District	San Gabriel Valley Mosquito and Vector Control District	77.55± acres of inhabited territory. The affected territory is located north of the intersection of Mountain Laurel Way and Highwood Court in the City of Azusa.	Notice of Filing Sent 11-1-18 Incomplete filing: property tax transfer resolution, approved map and legal	10/22/2018	Unknown
34	DD	Annexation No. 2018-12 to the City of Agoura Hills	City of Agoura Hills	82.58± acres of inhabited territory to the City of Agoura Hills. Area A of the affected territory is generally located east of the intersection of Liberty Canyon Road and Agoura Road and Area C is generally located west of the intersection of Liberty Canyon Road and Revere Way, in Los Angeles County unincorporated territory adjacent to the City of Agoura Hills	Notice of Filing sent 11-20-18 Incomplete filing: property tax transfer resolution, CEQA, map of limiting addresses, pre-zoning, register voter labels, approved map and geographic description.	11/19/2018	Unknown
35	AD	Annexation 429 to District No. 14	Sanitation Districts	640.07± acres of uninhabited territory. The affected territory is located on the southeast corner of Sierra Highway and Columbia Way, all within the City of Palmdale.	Notice of Filing Sent 11-29-18 Incomplete filing: property tax transfer resolution.	11/28/2018	Unknown
36	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1093	Sanitation Districts	0.3± acres of uninhabited territory. The affected territory is located on Scherzinger Lane approximately 100 feet southwest of Sierra Cross Avenue, all within the City of Santa Clarita.	Notice of Filing Sent 12-27-18 Incomplete filing: property tax transfer resolution.	12/26/2018	Unknown
37	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1097	Sanitation Districts	230± acres of uninhabited territory. The affected territory is located south of Pico Canyon Road at the westerly terminus of Verandah Court, all within the unincorporated area of Los Angeles County.	Notice of Filing Sent 12-27-18 Incomplete filing: property tax transfer resolution.	12/26/2018	Unknown
38	DD	Annexation No. 2018-11 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Lester Knox	20± acres of uninhabited territory. located southeast of the intersection of Mountain Springs Road and Hawk Free Court, in the unincorporated area known as Acton,	Notice of Filing Sent 1-17-18 Incomplete filing: property tax transfer resolution, CEQA, approved map and legal	10-Jan	Unknown
39	AD	Annexation 760 to District No. 21	Sanitation Districts	0.48± acres of uninhabited territory. The affected territory is located north of the Pomona freeway approximately 300 feet west of Hacienda Boulevard, all within the unincorporated area of Los Angeles County.	Notice of Filing Sent 1-30-19 Incomplete filing: property tax transfer resolution.	1/30/2019	Unknown
40	AD	Annexation 430 to District No. 14	Sanitation Districts	227.677± acres of uninhabited territory. The affected territory is located north of Avenue D, south of Avenue B, east of the Southern Pacific Railroad, and west of Edwards Air Force Base, all within the unincorporated area of Los Angeles County.	Notice of Filing Sent 2-20-19 Incomplete filing: property tax transfer resolution.	2/12/2019	Unknown
41	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1091	Sanitation Districts	4.158± acres of inhabited territory. The affected territory is located on Placeritos Boulevard approximately 200 feet west of Aden Avenue, all within the City of Santa Clarita.	Notice of Filing Sent 2-20-19 Incomplete filing: property tax transfer resolution.	2/12/2019	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
42	AD	Annexation 759 to District No. 21	Sanitation Districts	1.21 ± acres of uninhabited territory. The affected territory has 2 parcels. Parcel 1 is located on Glen Way approximately 800 feet north of Baseline Road; Parcel 2 is located on Mountain Avenue approximately 150 feet north of Baseline Road, all within the unincorporated area of Los Angeles County.	Notice of Filing Sent 3-7-19 Incomplete filing: property tax transfer resolution.	3/6/2019	Unknown

Staff Report

May 8, 2019

Agenda Item No. 6.d.

Annexation No. 757 to the County Sanitation District No. 21 of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	0.566± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 21 of Los Angeles County
Resolution:	January 24, 2018
Application Filed with LAFCO:	March 7, 2018
Location:	The affected territory is located on the southeast corner of Mountain Avenue and Sage Street.
City/County:	Los Angeles County unincorporated territory (West Claremont).
Affected Territory:	The affected territory is residential. The territory consists of one existing single-family home. The topography is flat.
Surrounding Territory:	Surrounding territory is residential.
Landowner(s):	Abraam & Eva Mikhael
Registered Voters:	2 registered voters as of September 13, 2017.
Purpose/Background:	For the District to provide off-site sewage disposal service.
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Within SOI:	Yes.
Waiver of Notice/Hearing/Protest:	Yes.

CEQA Clearance:

The proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning. A Categorical Exemption was adopted by the County Sanitation District of Los Angeles County, as lead agency, on January 24, 2019.

Additional Information:

None.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 5 residents as of September 13, 2017. The population density is 8.83 persons per acre.

The estimated future population is 5 residents (no anticipated change).

The affected territory is 0.566± acres. The affected territory is residential. The territory consists of one existing single-family home.

The assessed valuation is \$465,517 as of September 13, 2017.

The per capita assessed valuation is \$93,103.40.

On February 19, 2019, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a property tax transfer resolution.

The topography of the affected territory is flat.

There are no natural boundaries.

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

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

The affected territory is likely to experience no growth in the next ten years. The adjacent areas are likely to experience no growth in the next ten years.

b. Governmental Services and Controls:

The affected territory includes one existing single-family home which requires organized governmental services.

The present cost and adequacy of governmental services and controls in the area are acceptable. With respect to sanitary sewage disposal, other than service provided by the District, there is no other sewer service alternative. The Los Angeles County Department of Public Health prohibits the installation, alteration, or repair of any on-site wastewater treatment systems for any building for which connection to a public sewer system is available within 200 feet. Due to the proposed land uses within the annexation area and its proximity to existing sewer infrastructure, public sewer service is the only viable alternative. The cost of sewage disposal by the District is relatively preferable since the annexation is relatively close to an existing public sewer system. 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 of the local government structure of the County. There is no alternative to public sewage disposal. Service by the District is considered 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 Southern California Association of Governments (SCAG) adopted its 2016-2040 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code Section 65080. The closest highway to the annexation is part of the RTP and SCS's State Highway improved program. The proposal has no significant impact upon, and is therefore consistent with, the Regional Transportation Plan.

h. *Consistency with Plans:*

The proposal is consistent with the existing County's General Plan designation of Residential 5.

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. 21 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 served 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. The Golden State Water company currently provides water services to the affected territory.

m. Regional Housing:

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

n. Comments from Landowners, Voters, or Residents:

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

o. Land Use Designations

The proposal is consistent with the existing County's General Plan designation of Residential 5.

The proposal is consistent with the existing County's zoning designation of Light Agriculture (A-1-15000).

p. Environmental Justice:

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

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

q. Hazard Mitigation Plan, Safety Element, & Fire hazard zone:

Information contained in the County of Los Angeles All-Hazard Mitigation Plan approved in 2014 has no bearing on the Proposal. Information contained in the Safety Element of the General Plan of the County of Los Angeles (adopted October 6, 2015) has no bearing on the proposed annexation. Pursuant to maps published by the California Department of Forestry and Fire Protection, the affected territory is not in a very high fire hazard zone, nor in a state responsibility area.

ADDITIONAL INFORMATION/OTHER MATTERS (RELEVANT TO THE PROPOSAL):

None.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The proposal is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319(a) because the annexation consists of areas containing existing structures developed to the density allowed by the current zoning. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.

DETERMINATIONS WITHOUT NOTICE AND HEARING, AND WAIVER OF PROTEST PROCEEDINGS:

Pursuant to Government Code Section 56662(a), the Commission may make determinations upon the proposed annexation without notice and hearing and may waive protest hearings for the reasons set forth herein. The territory is uninhabited. To date, no affected local agency has submitted a written demand for notice and hearing during the 10-day period referenced in Government Code Section 56662(c). Furthermore, the proposal was accompanied by satisfactory proof that all the landowners within the affected territory have given their written consent to the proposed annexation. Based thereon, the Commission may make determinations on the proposed annexation without notice and hearing, and the Commission may waive protest proceedings.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the County Sanitation District No. 21 of Los Angeles County which will be for the interest of landowners and/or present and/or future inhabitants within the District and within the annexation territory.

RECOMMENDED ACTION:

1. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 757 to the County Sanitation District No. 21 of Los Angeles County.

RESOLUTION NO. 2019-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 757 TO THE COUNTY SANITATION DISTRICT NO. 21
OF LOS ANGELES COUNTY"

WHEREAS, the County Sanitation District No. 21 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 0.566± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 757 to the County Sanitation District No. 21 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 existing single-family home; and

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

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

WHEREAS, the Executive Officer set the item for consideration for May 8, 2019 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 May 8, 2019, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because the annexation consists of areas containing existing structures developed to the density allowed by the current zoning. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.
2. Pursuant to Government Code Section 56662(a), the Commission hereby finds and determines that:
 - a. The territory encompassed by the annexation is uninhabited; and
 - b. Pursuant to Government Code Sections 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

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

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

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

- 4. The affected territory consists of 0.566± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 757 to the County Sanitation District No. 21 of Los Angeles County".

- 5. Annexation No. 757 to the County Sanitation District No. 21 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. 21 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 8th day of May 2019.

MOTION:

SECOND:

AYES:

NOES:

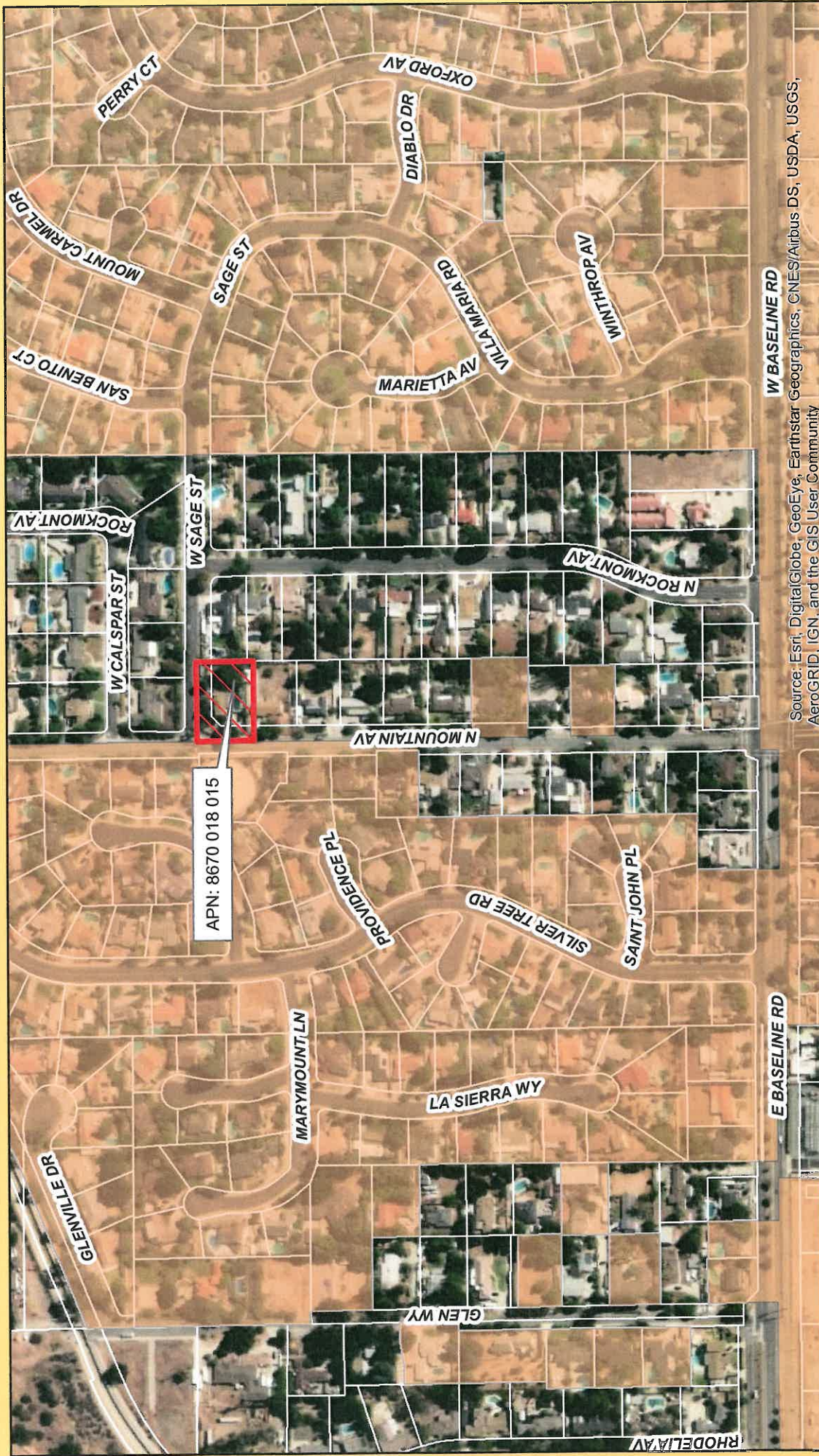
ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0





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

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



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

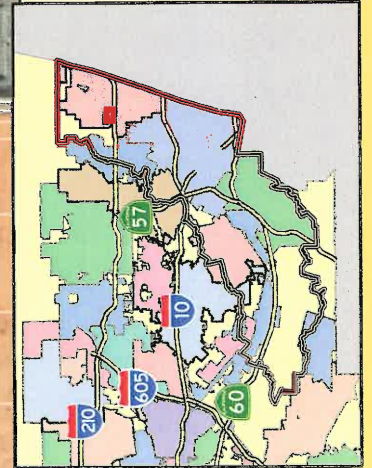
Legend

-  CSD Annexation 21-
-  City of Claremont
-  Los Angeles County Sanitation District No. 21
-  Sphere of Influence, CSD 21

Annexation No. 757 to County Sanitation District No. 21



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



Staff Report

May 8, 2019

Agenda Item No. 6.e.

Annexation No. 428 to the County Sanitation District No. 22 of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	1.67± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 22 of Los Angeles County
Resolution:	February 28, 2018
Application Filed with LAFCO:	March 21, 2018
Location:	The affected territory is located on Crestglen Road approximately 300 feet east of Vista Bonita Avenue.
City/County:	City of Glendora.
Affected Territory:	The affected territory is residential. The territory consists of one existing single-family home. The topography is flat.
Surrounding Territory:	Surrounding territory is residential.
Landowner(s):	Guilan Shan
Registered Voters:	0 registered voters as of April 12, 2017.
Purpose/Background:	For the District to provide off-site sewage disposal service.
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Within SOI:	Yes.
Waiver of Notice/Hearing/Protest:	Yes.

CEQA Clearance:

The proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning. A Categorical Exemption was adopted by the County Sanitation District of Los Angeles County, as lead agency, on February 28, 2018.

Additional Information:

None.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 4 residents as of April 12, 2017. The population density is 2.40 persons per acre.

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

The affected territory is 1.67± acres. The affected territory is residential. The territory consists of one existing single-family home.

The assessed valuation is \$1,139,110 as of April 12, 2017.

The per capita assessed valuation is \$284,777.50.

On February 19, 2019, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a property tax transfer resolution.

The topography of the affected territory is flat.

There are no natural boundaries.

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

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

The affected territory is likely to experience no growth in the next ten years. The adjacent areas are likely to experience no growth in the next ten years.

b. Governmental Services and Controls:

The affected territory includes one existing single-family home which requires organized governmental services.

The present cost and adequacy of governmental services and controls in the area are acceptable. With respect to sanitary sewage disposal, other than service provided by the District, there is no other sewer service alternative. The Los Angeles County Department of Public Health prohibits the installation, alteration, or repair of any on-site wastewater treatment systems for any building for which connection to a public sewer system is available within 200 feet. Due to the proposed land uses within the annexation area and its proximity to existing sewer infrastructure, public sewer service is the only viable alternative. The cost of sewage disposal by the District is relatively preferable since the annexation is relatively close to an existing public sewer system. 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 of the local government structure of the County. There is no alternative to public sewage disposal. Service by the District is considered 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 Southern California Association of Governments (SCAG) adopted its 2016-2040 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code Section 65080. The closest highway to the annexation is part of the RTP and SCS's State Highway improved program. The proposal has no significant impact upon, and is therefore consistent with, the Regional Transportation Plan.

h. *Consistency with Plans:*

The proposal is consistent with the existing City's General Plan designation of Low Density.

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 served 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. The City of Glendora Water Division currently provides water services to the affected territory.

m. Regional Housing:

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

n. Comments from Landowners, Voters, or Residents:

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

o. Land Use Designations

The proposal is consistent with the existing City's General Plan designation of Low Density.

The proposal is consistent with the existing City's zoning designation of Single-Family Residential Estate (E-7, 40,000).

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.

q. Hazard Mitigation Plan, Safety Element, & Fire hazard zone:

The County of Los Angeles All-Hazard Mitigation Plan (approved February 13, 2014) establishes the County's emergency policies and procedures in the event of a disaster and addresses allocation of resources and protection of the public in the event of an emergency. The Safety Element of the General Plan for the County of Los Angeles (approved October 6, 2015) addresses reduction of potential risk of death, injuries and economic damage resulting from natural and man-made hazards. The affected territory is within a Very High Fire Hazard Zone pursuant to maps published by the California Department of Forestry and Fire Protection (Cal Fire). The affected territory is not within maps that identify state responsibility areas. Both the County of Los Angeles All-Hazard Mitigation Plan and the Safety Element of the General Plan include information relating to mitigation and management of wildfire and fire hazard severity zones.

ADDITIONAL INFORMATION/OTHER MATTERS (RELEVANT TO THE PROPOSAL):

None.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The proposal is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319(a) because the annexation consists of areas containing existing structures developed to the density allowed by the current zoning. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.

DETERMINATIONS WITHOUT NOTICE AND HEARING, AND WAIVER OF PROTEST PROCEEDINGS:

Pursuant to Government Code Section 56662(a), the Commission may make determinations upon the proposed annexation without notice and hearing and may waive protest hearings for the reasons set forth herein. The territory is uninhabited. To date, no affected local agency has submitted a written demand for notice and hearing during the 10-day period referenced in Government Code Section 56662(c). Furthermore, the proposal was accompanied by satisfactory proof that all the landowners within the affected territory have given their written consent to the proposed annexation. Based thereon, the Commission may make determinations on the proposed annexation without notice and hearing, and the Commission may waive protest proceedings.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the 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. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 428 to the County Sanitation District No. 22 of Los Angeles County.

**RESOLUTION NO. 2019-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 428 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 City of Glendora; and

WHEREAS, the proposed annexation consists of approximately 1.67± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 428 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 to one existing single-family home; and

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

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

WHEREAS, the Executive Officer set the item for consideration for May 8, 2019 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 May 8, 2019, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because the annexation consists of areas containing existing structures developed to the density allowed by the current zoning. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.
2. Pursuant to Government Code Section 56662(a), the Commission hereby finds and determines that:
 - a. The territory encompassed by the annexation is uninhabited; and
 - b. Pursuant to Government Code Sections 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

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

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

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

- 4. The affected territory consists of 1.67± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 428 to the County Sanitation District No. 22 of Los Angeles County".

- 5. Annexation No. 428 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 8th day of May 2019.

MOTION:

SECOND:

AYES:

NOES:

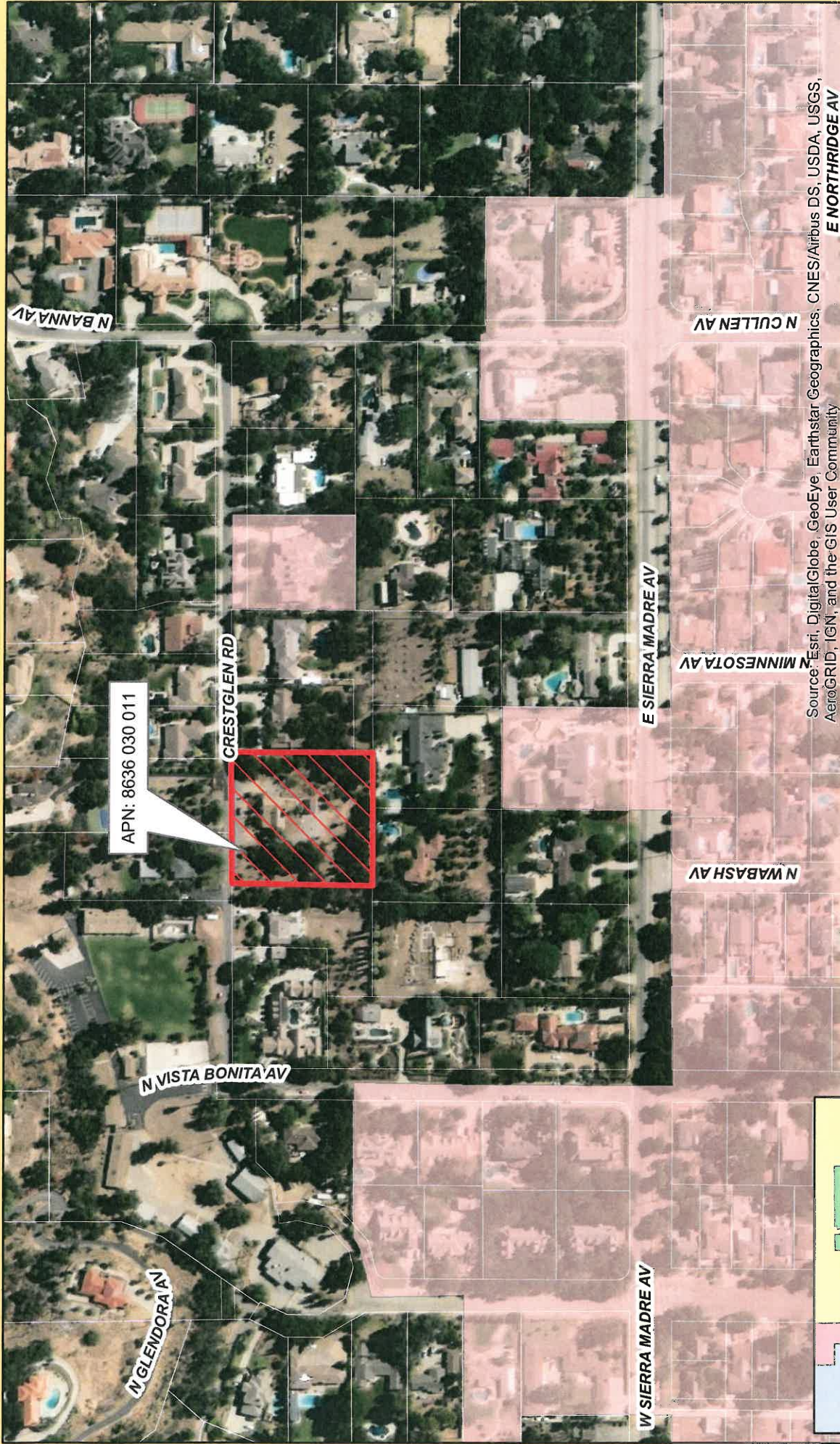
ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0





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

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



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

Legend

-  CSD Annexation 22-428
-  City of Glendora
-  Los Angeles County Sanitation District No. 22
-  Sphere of Influence, CSD 22

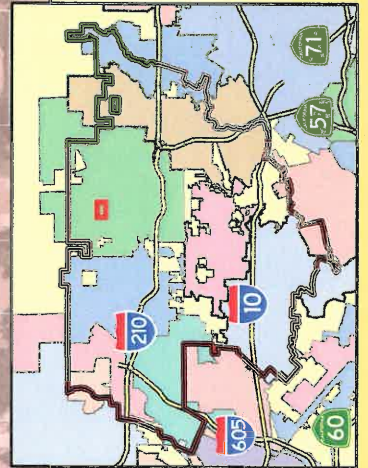
Annexation No. 428 to County Sanitation District No. 22



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



May 8, 2019



Staff Report

May 8, 2019

Agenda Item No. 6.f.

Annexation No. 1090 to the Santa Clarita Valley Sanitation District of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	0.58± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution:	January 19, 2018
Application Filed with LAFCO:	February 13, 2018
Location:	The affected territory is located on Sierra Highway approximately 150 feet south of Sand Canyon Road.
City/County:	Los Angeles County unincorporated territory (Santa Clarita Valley).
Affected Territory:	The affected territory is commercial. The territory consists of one existing office building. The topography is flat.
Surrounding Territory:	Surrounding territory is residential, commercial, and vacant to the south and west.
Landowner(s):	Galvez Family Trust
Registered Voters:	0 registered voters as of April 28, 2017.
Purpose/Background:	For the District to provide off-site sewage disposal service.
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Within SOI:	Yes.
Waiver of Notice/Hearing/Protest:	Yes.

CEQA Clearance:

The proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a) because the annexation consists of areas containing existing structures developed to the density allowed by the current zoning. A Categorical Exemption was adopted by the Santa Clarita Valley Sanitation District of Los Angeles County, as lead agency, on January 19, 2018.

Additional Information:

None.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 0 residents as of April 28, 2017.

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 0.58± acres. The affected territory is commercial. The territory consists of one existing office building.

The assessed valuation is \$148,317 as of April 28, 2017.

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

On February 19, 2019, 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 bounded by residential, commercial, and vacant to the south and west.

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

The affected territory is surrounded by residential, commercial, and vacant to the 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 includes one existing office building which requires organized governmental services.

The present cost and adequacy of governmental services and controls in the area are acceptable. With respect to sanitary sewage disposal, other than service provided by the District, there is no other sewer service alternative. The Los Angeles County Department of Public Health prohibits the installation, alteration, or repair of any on-site wastewater treatment systems for any building for which connection to a public sewer system is available within 200 feet. Due to the proposed land uses within the annexation area and its proximity to existing sewer infrastructure, public sewer service is the only viable alternative. The cost

of sewage disposal by the District is relatively preferable since the annexation is relatively close to an existing public sewer system. 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 of the local government structure of the County. There is no alternative to public sewage disposal. Service by the District is considered 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 Southern California Association of Governments (SCAG) adopted its 2016-2040 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code Section 65080. The closest highway to the annexation is part of the

RTP and SCS's State Highway improved program. 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 General Commercial (C-3).

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

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

i. Sphere of Influence:

The affected territory is within the Sphere of Influence of the Santa Clarita Valley Sanitation District of Los Angeles County.

j. Comments from Public Agencies:

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

k. Ability to Provide Services:

Although the affected territory is not currently served by the District, the area was included in the future service area that might be served by the District. The District's future wastewater management needs were addressed in the 2015 Santa Clarita Joint Sewerage System Facilities Plan and Environmental Impact Report (EIR).

l. Timely Availability of Water Supplies:

There are no known issues regarding water supply or delivery. The affected territory is within the boundaries of the Santa Clarita Valley Water Agency which is the local water purveyor.

m. Regional Housing:

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

n. Comments from Landowners, Voters, or Residents:

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

o. Land Use Designations

The proposal is consistent with the existing County's General Plan designation of General Commercial (C-3).

The proposal is consistent with the existing County's zoning designation of General Commercial (C-3).

p. Environmental Justice:

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

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

q. Hazard Mitigation Plan, Safety Element, & Fire hazard zone:

Information contained in the County of Los Angeles All-Hazard Mitigation Plan approved in The County of Los Angeles All-Hazard Mitigation Plan (approved February 13, 2014) establishes the County's emergency policies and procedures in the event of a disaster and addresses allocation of resources and protection of the public in the event of an emergency. The Safety Element of the General Plan for the County of Los Angeles (approved October 6, 2015) addresses reduction of potential risk of death, injuries and economic damage resulting from natural and man-made hazards. The affected territory is within a Very High Fire Hazard Zone pursuant to maps published by the California Department of Forestry and Fire Protection (Cal Fire). The affected territory is within maps that identify state responsibility areas. Both the County of Los Angeles All-Hazard Mitigation Plan and the Safety Element of the General Plan include information relating to mitigation and management of wildfire and fire hazard severity zones.

ADDITIONAL INFORMATION/OTHER MATTERS (RELEVANT TO THE PROPOSAL):

None.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The proposal is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319(a) because the annexation consists of areas containing existing structures developed to the density allowed by the current zoning. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.

DETERMINATIONS WITHOUT NOTICE AND HEARING, AND WAIVER OF PROTEST PROCEEDINGS:

Pursuant to Government Code Section 56662(a), the Commission may make determinations upon the proposed annexation without notice and hearing and may waive protest hearings for the reasons set forth herein. The territory is uninhabited. To date, no affected local agency has submitted a written demand for notice and hearing during the 10-day period referenced in Government Code Section 56662(c). Furthermore, the proposal was accompanied by satisfactory proof that all the landowners within the affected territory have given their written consent to the proposed annexation. Based thereon, the Commission may make determinations on the proposed annexation without notice and hearing, and the Commission may waive protest proceedings.

CONCLUSION:

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

RECOMMENDED ACTION:

1. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1090 to the Santa Clarita Valley Sanitation District of Los Angeles County.

RESOLUTION NO. 2019-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 1090 TO THE SANTA CLARITA VALLEY SANITATION DISTRICT
OF LOS ANGELES COUNTY"

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

WHEREAS, the proposed annexation consists of approximately 0.58± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1090 to the Santa Clarita Valley Sanitation District of Los Angeles County "; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal for one existing office building; 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 May 8, 2019 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 May 8, 2019, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it consists of areas containing existing structures developed to the density allowed by the current zoning. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.
2. Pursuant to Government Code Section 56662(a), the Commission hereby finds and determines that:
 - a. The territory encompassed by the annexation is uninhabited; and
 - b. Pursuant to Government Code Sections 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

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

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

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

- 4. The affected territory consists of 0.58± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1090 to the Santa Clarita Valley Sanitation District of Los Angeles County".

- 5. Annexation No. 1090 to the Santa Clarita Valley Sanitation District of Los Angeles County is hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation.

- c. Payment of Registrar-Recorder/County Clerk and State Board of Equalization fees.
 - d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
 - e. The regular County assessment roll shall be utilized by the District.
 - f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
 - g. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
 - h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the Santa Clarita Valley Sanitation District of Los Angeles County.
7. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, *et seq.*

PASSED AND ADOPTED this 8th day of May 2019.

MOTION:

SECOND:

AYES:

NOES:

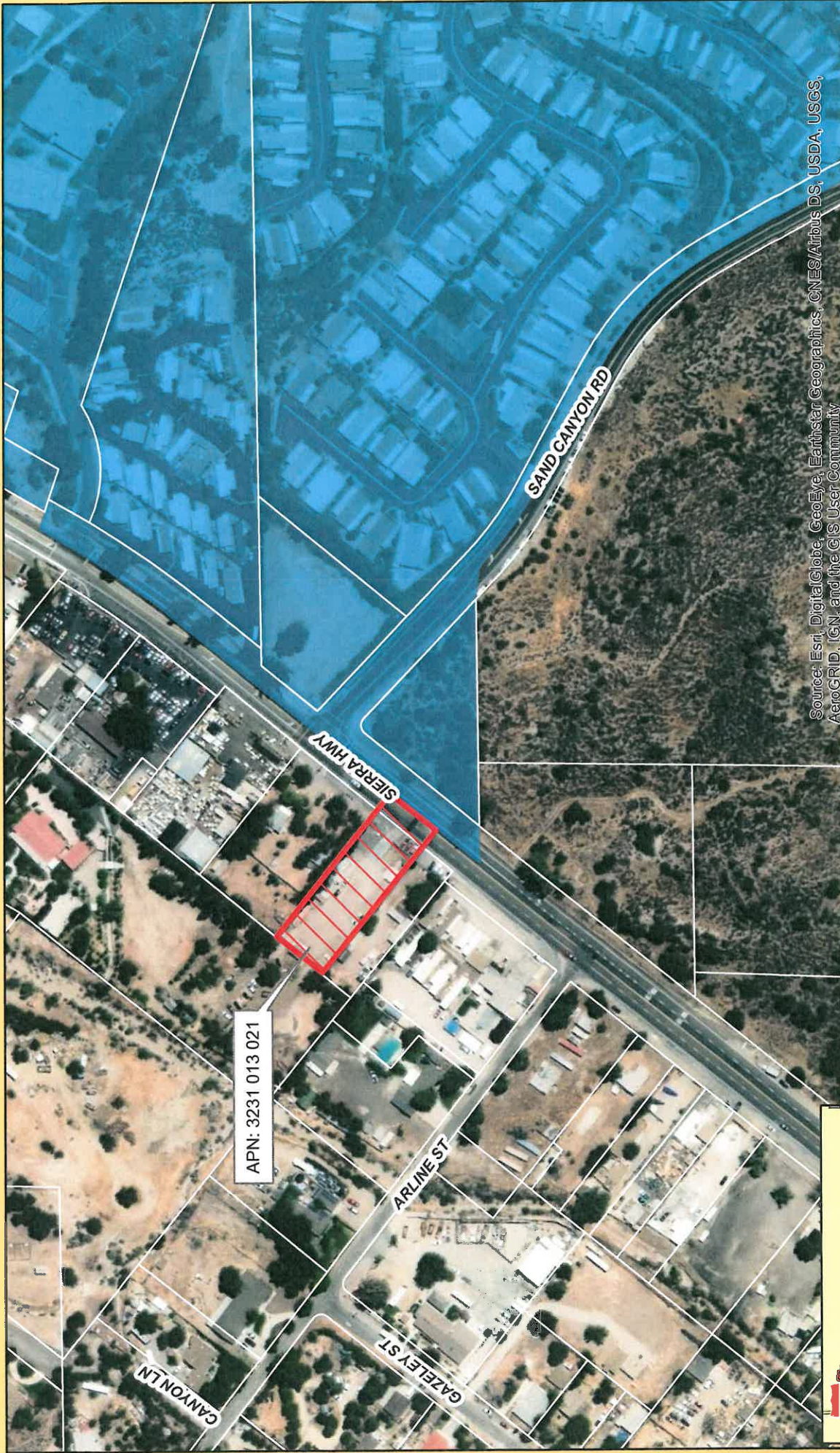
ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0





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

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

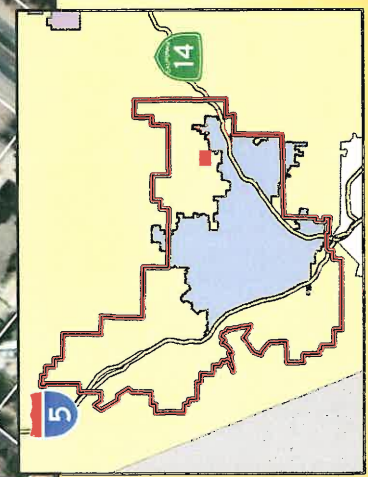


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

-  CSD Annexation SCV-1090
-  City of Santa Clarita
-  Santa Clarita Valley Sanitation District of Los Angeles County
-  Sphere of Influence, CSD SCV

Annexation No. 1090 to the Santa Clarita Valley Sanitation District of Los Angeles County



Staff Report

May 8, 2019

Agenda Item No. 7.a.

**Reorganization No. 2018-03 to the City of Arcadia
(Amendments to the City of Arcadia and Consolidated Fire Protection District of Los Angeles County Spheres of Influence (SOIs); Detachment of Parcel 1 from the City of Arcadia; Annexation of Parcel 1 to the Consolidated Fire Protection District of Los Angeles County; Detachment of Parcel 2 from the Consolidated Fire Protection District of Los Angeles County; and Annexation of Parcel 2 to the City of Arcadia)**

PROPOSAL SUMMARY:

Size of Affected Territory:	0.29± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County of Los Angeles
Resolution:	October 3, 2017
Application Filed with LAFCO:	May 8, 2018
Location:	Parcel 1 is located at the intersection of Duarte Road and Oak Avenue and Parcel 2 is located along Standish Street, east of the intersection of Mayflower Avenue and Standish Street.
City/County:	City of Arcadia (City) and unincorporated territory adjacent to the City of Arcadia
Affected Territory:	Parcel 1 and Parcel 2 consist of portions of publicly-owned right-of-way. The topography is flat.
Surrounding Territory:	Surrounding the affected territory are commercial and residential uses.
Landowners:	Parcel 1 is owned by the City of Arcadia and Parcel 2 is owned by the County of Los Angeles.
Registered Voters:	0 registered voters as of May 8, 2018.

Purpose/Background:	The County of Los Angeles states the reorganization is necessary to place portions of publicly-owned rights-of-way within the same jurisdictions. This would allow the County to have full control of an intersection (Parcel 1) and the City to take responsibility of the entire street in another area (Parcel 2).
Jurisdictional Changes:	The jurisdictional changes as a result of this reorganization include amendments to the City of Arcadia and the Consolidated Fire Protection District of Los Angeles County (Fire District) spheres of influence; detachment of Parcel 1 from the City of Arcadia; annexation of Parcel 1 to the Fire District, LA County Library, Road District No. 5, County Lighting Maintenance District No. 1687, and County Lighting District LLA-1, Unincorporated Zone; detachment of Parcel 2 from the Fire District, LA County Library, Road District No. 5, County Lighting Maintenance District No. 1687, and County Lighting District LLA-1, Unincorporated Zone; and annexation of Parcel 2 to the City of Arcadia.
Within SOI:	<p>Parcel 1 is currently within the City of Arcadia SOI and Parcel 2 is currently outside. A concurrent SOI amendment for the City is being processed with this application. This amendment will add Parcel 2 to the City of Arcadia SOI.</p> <p>Parcel 1 is currently outside of the Consolidated Fire Protection District of Los Angeles County SOI and Parcel 2 is currently within. A concurrent SOI amendment for the Fire District is being processed with this application. This amendment will add Parcel 1 to the Fire District's SOI and exclude Parcel 2.</p>
Waiver of Notice/Hearing/Protest:	Although the Commission may make a determination without public notice and hearing and waive protest proceedings for the proposed annexation and detachment, as described below, a noticed public hearing is required for the proposed SOI amendments, pursuant to Government Code Section 56427.

CEQA Clearance:

The proposal is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposal is also categorically exempt from CEQA pursuant to Section 15320 because it consists of a reorganization of local government agencies where the changes do not change the geographical area in which previously existing powers are exercised. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.

Additional Information:

Once Parcel 1 is detached from the City of Arcadia it will revert back to unincorporated territory.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:***a. Population:***

The existing population is 0 residents as of May 8, 2018. 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 0.29± acres. The existing land use is publicly-owned right-of-way.

The assessed valuation is \$0 as of May 8, 2018.

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

On March 12, 2019, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a property tax transfer resolution.

The topography of the affected territory is flat.

There are no natural boundaries.

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

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

b. Governmental Services and Controls:

The affected territory includes publicly-owned rights-of-way which require limited organized governmental services such as traffic enforcement.

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.

Parcel 1 Detachment from the City of Arcadia Annexation to the Consolidated Fire Protection District of Los Angeles County		
	Current Service Provider	Proposed Service Provider
Animal Control	County Animal Care and Control (under contract)	County Animal Care and Control
Fire and Emergency Medical	City of Arcadia Fire Department	Consolidated Fire Protection District of Los Angeles County

Flood Control	County of Los Angeles	Same
Library	City of Arcadia	Los Angeles County Library
Mosquito & Vector Control	San Gabriel Valley Mosquito and Vector Control District	Same
Park and Recreation	City of Arcadia	County of Los Angeles
Planning	City of Arcadia	County of Los Angeles
Police	City of Arcadia Police Department	Los Angeles County Sheriff Department
Road Maintenance	City of Arcadia	County of Los Angeles
Solid Waste	Waste Management (under contract)	Same
Street Lighting	City of Arcadia	County of Los Angeles
Water	Upper San Gabriel Valley Municipal Water District	Same
Wastewater	County Sanitation District No. 15 of Los Angeles County	Same

Parcel 2
Annexation from the City of Arcadia
Detachment from the Consolidated Fire Protection District of Los Angeles County

	Current Service Provider	Proposed Service Provider
Animal Control	County Animal Care and Control	County Animal Care and Control (under contract)
Fire and Emergency Medical	Consolidated Fire Protection District of Los Angeles County	City of Arcadia Fire Department
Flood Control	County of Los Angeles	Same
Library	Los Angeles County Library	City of Arcadia
Mosquito & Vector Control	San Gabriel Valley Mosquito and Vector Control District	Same
Park and Recreation	County of Los Angeles	City of Arcadia
Planning	County of Los Angeles	City of Arcadia
Police	Los Angeles County Sheriff Department	City of Arcadia Police Department
Road Maintenance	County of Los Angeles	City of Arcadia
Solid Waste	Waste Management (under contract)	Same
Street Lighting	County of Los Angeles	City of Arcadia
Water	Upper San Gabriel Valley Municipal Water District	Same
Wastewater	County Sanitation District No. 15 of Los Angeles County	Same

The County will continue to provide animal control and flood control services, the San Gabriel Valley Mosquito and Vector Control District will continue to provide mosquito and vector control services, and the County Sanitation District No. 15 of Los Angeles County will continue to provide wastewater services to the entire reorganization area.

Upon approval of the reorganization request, the City of Arcadia will provide the following services to Parcel 2: fire and emergency medical, library, park and recreation, planning, police, road maintenance, street lighting, water services as well as solid waste services directly or through contracts. The City will continue to provide adequate services and maintain current service levels. Any enhanced service levels will be financed through city general fund revenues or developer fees.

Upon approval of the reorganization, the County will provide the following services to Parcel 1: library services, park and recreation, planning, road maintenance, street lighting water services as well as solid waste services directly or through contracts. The Consolidated Fire Protection District of Los Angeles County will provide fire and emergency medical services, and the Los Angeles County Sheriff Department will provide police services. The County and Fire District will continue to provide adequate services and maintain current service levels.

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 or the City of Arcadia.

The only alternative action is for the publicly-owned rights-of-way to remain in their current jurisdictions. The effect of the alternate actions on mutual social and economic interests and on the local governmental structure of the County and the City of Arcadia 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 do not conform to lines of assessment or ownership, and these boundaries have been reviewed and approved by LAFCO's GIS/Mapping Technician.

The affected territory in this proposed reorganization is contiguous to the existing boundaries of the City of Arcadia.

The proposal does not create islands or corridors of unincorporated territory

g. Consistency with Regional Transportation Plan:

The Southern California Association of Governments (SCAG) adopted its 2016-2040 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code Section 65080. The closest highway to the reorganization is part of the RTP and SCS's State Highway improved program. The proposal has no significant impact upon, and is therefore consistent with, the Regional Transportation Plan.

h. Consistency with Plans:

Parcel 1 is consistent with the existing County General Plan designation of publicly-owned right-of-way.

Parcel 2 is consistent with the existing City of Arcadia General Plan designation of publicly-owned right-of-way.

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

Pre-zoning was not adopted for either parcel. Publicly-owned rights-of way are not zoned in the City of Arcadia nor the County of Los Angeles.

i. Sphere of Influence:

Parcel 1 is currently within the City of Arcadia SOI and Parcel 2 is currently outside. A concurrent SOI amendment for the City is being processed with this application. This amendment will add Parcel 2 to the City of Arcadia SOI.

Parcel 1 is currently outside of the Consolidated Fire Protection District of Los Angeles County SOI and Parcel 2 is currently within. A concurrent SOI amendment for the Fire District is being processed with this application. This amendment will add Parcel 1 to the Fire District's SOI and exclude Parcel 2.

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 County of Los Angeles, the City of Arcadia, and the Consolidated Fire Protection District of Los Angeles County currently provide municipal services to many parcels of land. The reorganization would add approximately 0.29± acres to their respective service areas. The County, City, and Fire District have the ability to provide services to the affected territory once the reorganization is complete.

l. Timely Availability of Water Supplies:

There are no known issues regarding water supply or delivery. The affected territory is already being served by the Upper San Gabriel Valley Municipal Water District.

m. Regional Housing:

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

n. Comments from Landowners, Voters, or Residents:

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

o. Land Use Designations

Parcel 1 is consistent with the existing County General Plan designation of publicly-owned right-of-way.

Parcel 2 is consistent with the existing City of Arcadia General Plan designation of publicly-owned right-of-way.

The proposal is consistent with the existing City and County zoning designations. Publicly-owned right-of-way is not zoned in the City of Arcadia nor the County of Los Angeles.

Pre-zoning was not adopted for either parcel. Publicly-owned rights-of way are not zoned in the City of Arcadia nor the County of Los Angeles.

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.

q. Hazard Mitigation Plan:

Information contained in the County of Los Angeles All-Hazard Mitigation Plan approved in 2014 has no bearing on the Proposal. The affected territory is not in a Very High Fire Hazard Zone, nor in a State Responsibility Area, pursuant to maps published by the

California Department of Forestry and Fire Protection (Cal Fire). Information contained in the Safety Element of the General Plan for the City of Arcadia (adopted December 16, 2010) and the Safety Element of the General Plan for the County of Los Angeles (adopted October 6, 2015) has no bearing on the proposed reorganization.

ADDITIONAL INFORMATION/OTHER MATTERS (RELEVANT TO THE PROPOSAL):

Once Parcel 1 is detached from the City of Arcadia it will revert back to unincorporated territory.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The proposal is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposal is also categorically exempt from CEQA pursuant to Section 15320 because it consists of a reorganization of local government agencies where the changes do not change the geographical area in which previously existing powers are exercised. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.

DETERMINATIONS WITHOUT NOTICE AND HEARING, AND WAIVER OF PROTEST PROCEEDINGS:

Pursuant to Government Code Section 56662(a), the Commission may make determinations upon the proposed reorganization consisting solely of both annexation and a detachment without notice and hearing and may waive protest hearings for the reasons set forth herein. The territory is uninhabited. To date, no affected local agency has submitted a written demand for notice and hearing during the 10-day period referenced in Government Code Section 56662(c).

Furthermore, the proposal was accompanied by satisfactory proof that all the landowners within the affected territory have given their written consent to the proposed reorganization. Based thereon, the Commission may make determinations on the proposed reorganization without notice and hearing, and the Commission may waive protest proceedings.

PUBLIC HEARING REQUIREMENT FOR SOI AMENDMENT(S):

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

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

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

1. Present and Planned Land Uses in the Area

The present and future land use is publicly-owned right-of-way.

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

The affected territory is located within the City of Arcadia and unincorporated territory adjacent to the City of Arcadia. General government services, including animal control, land use planning and regulation, law enforcement, fire protection, flood control, library, vector control, park and recreation, road maintenance, solid waste, street lighting, water, wastewater, and other services are provided by either the city, county, or a special district.

The affected territory includes publicly-owned rights-of-way which require limited organized governmental services such as traffic enforcement.

3. Present Capacity of Public Facilities and Services:

The County of Los Angeles, City of Arcadia, and Consolidated Fire Protection District of Los Angeles County currently provide municipal services to many parcels of land. The reorganization would add approximately 0.29± acres to their respective service areas. The County, City, and Fire District have the ability to provide services to the affected territory once the reorganization is complete.

4. Social or 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.

There are existing DUCs within the jurisdictional boundaries and the Spheres of Influence (SOIs) for the involved public agencies. The present and probable need for sewers, municipal and industrial water, and structural fire protection of these existing disadvantaged unincorporated communities is not in any way impacted by approval of the proposed reorganization.

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

The Commission has on file a written statement of the functions and classes of service of the Consolidated Fire Protection District of Los Angeles County and can establish the nature, location, and extent of its classes of service and that it provides fire protection services within its boundary.

**MUNICIPAL SERVICE REVIEW DETERMINATIONS PURUSANT TO
GOVERNMENT CODE 56430(a):**

In order to prepare and to update spheres of influence in accordance with Section 56425, the commission shall conduct a service review of the municipal services provided in the county or other appropriate area designated by the commission.

A Municipal Services Review (MSR) for the City of Arcadia and Consolidated Fire Protection District of Los Angeles County was completed during the Commission's initial round of service reviews. Since this reorganization is not expected to impact the overall comprehensive services of the City of Arcadia or Consolidated Fire Protection District, an MSR is not being required for the current sphere of influence amendment to include the affected territory. At this time, the existing MSR is considered sufficient to fulfill the requirements of Government Code Section 56430 for this sphere of influence amendments.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable reorganization between the City of Arcadia and the County of Los Angeles which will be for the interest of landowners and/or present and/or future inhabitants within the reorganization territory.

REDOMMENDED ACTION:

1. Open the public hearing and receive testimony on the SOI amendments;
2. There being no further testimony, close the public hearing; and
3. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Reorganization No. 2018-03 to the City of Arcadia (Amendments to the City of Arcadia and Consolidated Fire Protection District of Los Angeles County Spheres of Influence (SOIs); Detachment of Parcel 1 from the City of Arcadia; Annexation of Parcel 1 to the Consolidated Fire Protection District of Los Angeles County; Detachment of Parcel 2 from the Consolidated Fire Protection District of Los Angeles County; and Annexation of Parcel 2 to the City of Arcadia).

**RESOLUTION NO. 2019-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
" REORGANIZATION NO. 2018-03 TO THE CITY OF ARCADIA"
(AMENDMENTS TO THE CITY OF ARCADIA AND CONSOLIDATED FIRE PROTECTION DISTRICT
OF LOS ANGELES COUNTY SPHERES OF INFLUENCE (SOIs); DETACHMENT OF PARCEL 1
FROM THE CITY OF ARCADIA; ANNEXATION OF PARCEL 1 TO THE CONSOLIDATED FIRE
PROTECTION DISTRICT OF LOS ANGELES COUNTY; DETACHMENT OF PARCEL 2 FROM THE
CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY; AND
ANNEXATION OF PARCEL 2 TO THE CITY OF ARCADIA)**

WHEREAS, the County of Los Angeles (County) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for reorganization of territory herein described to the City of Arcadia (City), amendments to the City of Arcadia and the Consolidated Fire Protection District of Los Angeles County (Fire District) spheres of influence; detachment of Parcel 1 from the City of Arcadia; annexation of Parcel 1 to the Consolidated Fire Protection District of Los Angeles County, LA County Library, Road District No. 5, County Lighting Maintenance District No. 1687, and County Lighting District LLA-1, Unincorporated Zone; detachment of Parcel 2 from the Consolidated Fire Protection District of Los Angeles County, LA County Library, Road District No. 5, County Lighting Maintenance District No. 1687, and County Lighting District LLA-1, Unincorporated Zone; and annexation of Parcel 2 to the City of Arcadia, all within the County of Los Angeles; and

WHEREAS, the proposed reorganization consists of approximately 0.29± acres of uninhabited territory and is assigned the following distinctive short-form designation:

"Reorganization No. 2018-03 to the City of Arcadia"; and

WHEREAS, a description of the boundaries and map of the proposal's Parcel 1 and Parcel 2 are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein; and

WHEREAS, the principal reason for the proposed reorganization is to place portions of publicly-owned rights-of-way within the same jurisdictions; and

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

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

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

WHEREAS, the Executive Officer has given notice of the public hearing for the proposed Sphere of Influence Amendments pursuant to Government Code Sections 56150-56160, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on April 18, 2019, 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 May 8, 2019, this Commission considered the Proposal and the report of Executive Officer, and heard and received all oral and written testimony, objections, and

evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to the Sphere of Influence Amendments.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds the reorganization is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposal is also categorically exempt from CEQA pursuant to Section 15320 because it consists of a reorganization of local government agencies where the changes do not change the geographical area in which previously existing powers are exercised. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.
2. Pursuant to Government Code Section 56662(a), the Commission hereby finds and determines that:
 - a. The territory encompassed by the reorganization is uninhabited; and
 - b. Pursuant to Government Code Sections 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceedings for the proposed reorganization, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

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

Based thereon, pursuant to Government Code Section 56662(a), the Commission may make determinations upon the proposed reorganization proposal without notice and hearing and may waive protest proceedings relative to the proposed reorganization. However, with respect to the proposed SOI amendments, a public hearing is still required pursuant to Government Code Section 56427.

3. The Commission hereby amends the Spheres of Influence of the City of Arcadia and Consolidated Fire Protection District of Los Angeles County so as to; include Parcel 1 described in Exhibit "A" and "B" within the Consolidated Fire Protection District; include Parcel 2 described in Exhibit "A" and "B" within the City of Arcadia, and exclude Parcel 2 described in Exhibit "A" and "B" from the Consolidated Fire Protection District and makes the following determinations in accordance with Government Code Section 56425:

- a. Present and Planned Land Uses in the Area

The present and future land use is publicly-owned right-of-way.

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

The affected territory is located within the City of Arcadia and unincorporated territory adjacent to the City of Arcadia. General government services, including animal control, land use planning and regulation, law enforcement, fire protection, flood control, library, vector control, park and recreation, road

maintenance, solid waste, street lighting, water, wastewater, and other services are provided by either the city, county, or a special district.

The affected territory includes publicly-owned rights-of-way which require limited organized governmental services such as traffic enforcement.

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

The County of Los Angeles, City of Arcadia, and Consolidated Fire Protection District of Los Angeles County currently provide municipal services to many parcels of land. The reorganization would add approximately 0.29± acres to their respective service areas. The County, City, and Fire District have the ability to provide services to the affected territory once the reorganization is complete.

d. Existence of Any Social or 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.

e. Disadvantaged Unincorporated Communities

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

There are existing DUCs within the jurisdictional boundaries and the Spheres of Influence (SOIs) for the involved public agencies. The present and probable need for sewers, municipal and industrial water, and structural fire protection of these

existing disadvantaged unincorporated communities is not in any way impacted by approval of the proposed reorganization.

f. Determination of the Services of the Existing District

The Commission has on file a written statement of the functions and classes of service of the Consolidated Fire Protection District of Los Angeles County and can establish the nature, location, and extent of its classes of service and that it provides fire protection services within its boundary.

4. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
5. The affected territory consists of 0.29± acres, is uninhabited, and is assigned the following short form designation: "Reorganization No. 2018-03 to the City of Arcadia".
6. Reorganization No. 2018-03 to the City of Arcadia is hereby approved, subject to the following terms and conditions:
 - a. The County agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
 - b. The effective date of the reorganization shall be the date of recordation.
 - c. Payment of Registrar-Recorder/County Clerk and State Board of Equalization

fees.

- d. The territory so reorganized shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City and/or Fire District.
- e. The regular County assessment roll shall be utilized by the City and/or Fire District.
- f. The affected territory will be taxed for any existing general indebtedness, if any, of the City and/or Fire District.
- g. Annexation of Parcel 1 described in Exhibits "A" and "B" to the Consolidated Fire Protection District of Los Angeles County, LA County Library, Road District No. 5, County Lighting Maintenance District No. 1687, and County Lighting District LLA-1, Unincorporated Zone.
- h. Annexation of Parcel 2 described in Exhibits "A" and "B" to the City of Arcadia.
- i. Detachment of Parcel 2 described in Exhibits "A" and "B" from the Consolidated Fire Protection District of Los Angeles County, LA County Library, Road District No. 5, County Lighting Maintenance District No. 1687, and County Lighting District LLA-1, Unincorporated Zone.
- j. Upon the effective date of the reorganization, with respect Parcel 1, all right, title, and interest of the City, including but not limited to, the underlying fee title or easement where owned by the City, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local

sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the County.

- k. Upon the effective date of the reorganization, with respect Parcel 2, all right, title, and interest of the County, including but not limited to, the underlying fee title or easement where owned by the County, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City.
- l. Upon the effective date of the reorganization, with respect Parcel 1, the County shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the City: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the reorganized area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.
- m. Upon the effective date of the reorganization, with respect Parcel 2, the City shall be the owner of, and responsible for, the operation, maintenance, and

repair of all of the following property owned by the County: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the reorganized area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.

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

zoning and Federal Emergency Management Agency floodplain regulations within the reorganization area; (4) coordinate development within the reorganization area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACDPW, for review and comment.

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

regulations within the reorganization area; (4) coordinate development within the reorganization area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACDPW, for review and comment.

- p. Except to the extent in conflict with "a" through "o", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this reorganization.
- 7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code Section 56882.
 - 8. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" reorganization to the City.
 - 9. The Executive Officer is directed to transmit a copy of this resolution to the City, upon the County'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 08th day of May 2019.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

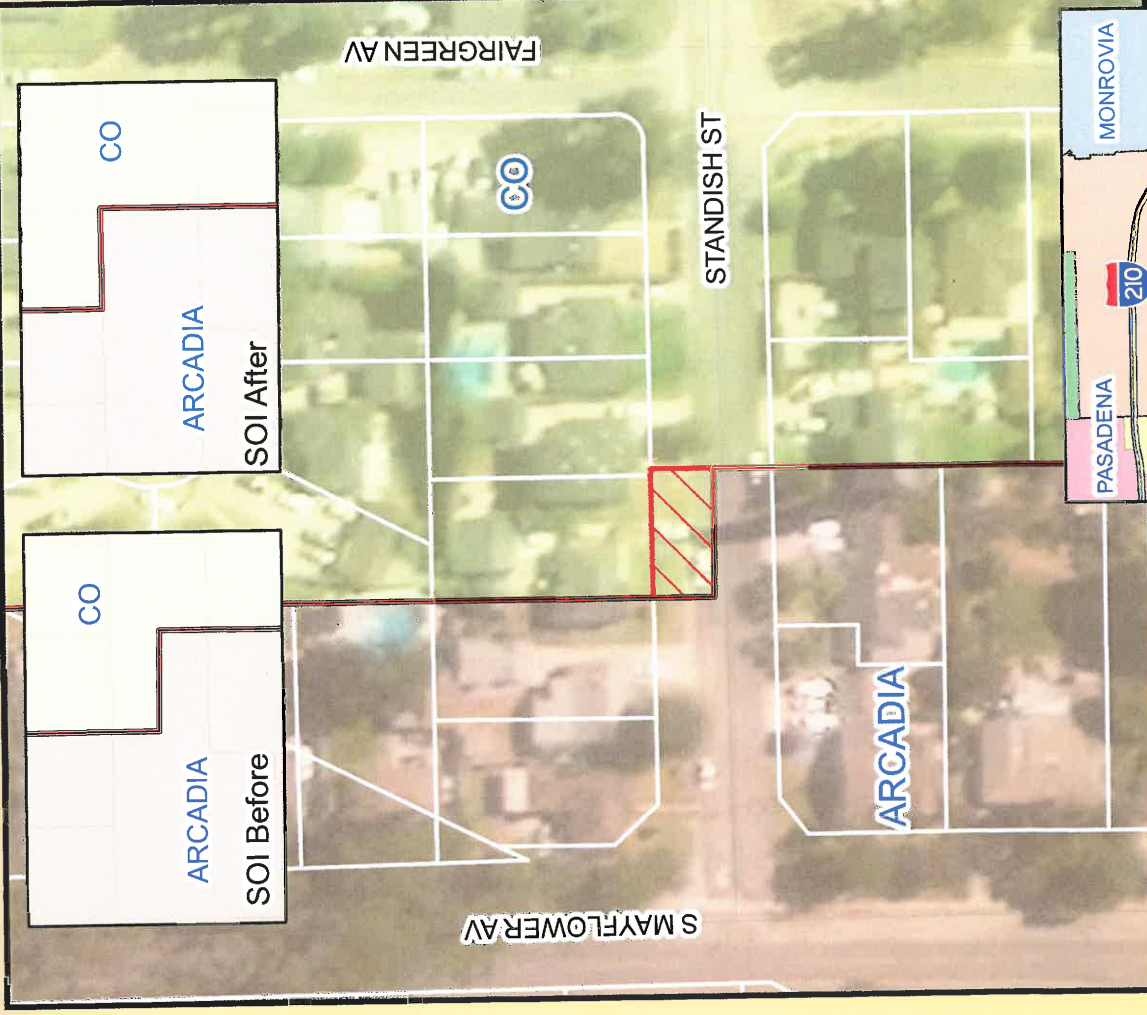
ABSENT:

MOTION PASSES: 0/0/0

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

Paul A. Novak, AICP
Executive Officer

PARCEL 2 - ANNEXATION



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

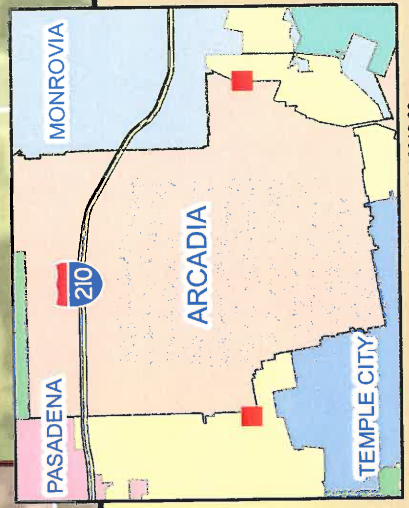
**Reorganization No. 2018-03 to
the City of Arcadia
(includes SOL Amendments for
City of Arcadia and
Consolidated Fire Protection District)**

Sphere of Influence (SOI) Boundary



LAFCO
Local Agency Formation Commission
for the County of Los Angeles

May 8, 2019



C:\GIS\MXD\Annexations\Arcadia 2018-03

Staff Report

May 8, 2019

Agenda Item No. 7.b.

Recommended Final Budget for Fiscal Year 2019-20

Background: In accordance with Government Code § 56381, the Commission must adopt a proposed and final budget, annually, following noticed public hearings.

Final Budget: The proposed budget for this year (Fiscal Year 2019-20) is \$1,625,603. The final budget before you today mirrors the proposed draft budget adopted at the April 10, 2019 Commission meeting.

Local Agency Apportionment

The local agency apportionment consists of the annual assessments levied upon the County of Los Angeles, the City of Los Angeles, the other cities in Los Angeles County, and the independent special districts in Los Angeles County. The FY 2019-20 local agency apportionment calls for the first increase since FY 2016-17. The recommended apportionment would equate to a compounded increase of about 3.7% per year when spread out over a four-year period (FY 2016-17 through FY 2019-20). As described in the Proposed Budget Report last month, the total agency apportionment can no longer be sustained at FY 2016-17 levels due to increased expenditures and decreased revenues, outside of LAFCO's control. The total apportionment amount will increase by approximately 16% from FY 2018-19 to FY 2019-20. The total amount billable to funding agencies within Los Angeles County will be \$1,539,253.

Comments from funding agencies

In accordance with state law, the Proposed Draft Budget for FY 2019-20 was circulated to the funding agencies for review and comment via U.S. Mail on Monday, April 15, 2019. Since that time, staff has received inquiries from the County and three cities. Staff has fielded questions and responded to the satisfaction of each inquiring agency. Any local agency responses received after the May 8, 2019 agenda is distributed and posted, will be reported to the Commission at the meeting.

Recommended action:

1. Open the budget hearing, receive public comments, and close the budget hearing;
2. Adopt the attached Recommended Final Budget for Fiscal Year 2019-20; and
3. Direct the Executive Officer to transmit the adopted Final Budget to local agencies and other parties as required by law.

RECOMMENDED FINAL BUDGET FOR FISCAL YEAR 2019-20

ACCT. #	ACCOUNT NAME	ADOPTED FINAL BUDGET 2018-19	ADOPTED PROPOSED BUDGET 2019-20	RECOMMENDED FINAL BUDGET 2019-20	\$ Variance From FY 18-19 Adopted	% Variance From FY 18-19 Adopted
<i>*Approved 4-10-19</i>						
EXPENSES						
50000	Salaries and Employee Benefits					
50001	Employee Salaries	\$ 639,600	\$ 651,203	\$ 651,203	\$ 11,603	1.8%
50015	Employer Paid Pension Contribution	116,200	121,000	121,000	\$ 4,800	4.1%
50016	Accrued vacation and sick cashout	10,000	10,000	10,000	-	0.0%
50017	Commissioner Stipends	20,000	20,000	20,000	-	0.0%
50018	Worker's Compensation Insurance	11,800	9,500	9,500	\$ (2,300)	-19.5%
50019	Insurance (Health, Disability, Life)	126,000	126,000	126,000	-	0.0%
50020	Payroll Taxes	9,300	10,900	10,900	\$ 1,600	17.2%
50022	OPEB - Existing Retirees	23,364	27,000	27,000	\$ 3,636	15.6%
50022.2	LACERA OPEB Administratrion Costs	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	0.0%
Total Salaries & Employee Benefits		\$ 976,264	\$ 995,603	\$ 995,603	\$ 19,339	2.0%
50000A	Office Expense					
50025	Rent	\$ 101,600	\$ 108,700	\$ 108,700	\$ 7,100	7.0%
50026	Communications	11,500	10,000	10,000	(1,500)	-13.0%
50027	Supplies	7,400	7,400	7,400	-	0.0%
50029	Computer Software	5,935	6,200	6,200	265	4.5%
50030	Equipment lease	6,100	6,500	6,500	400	6.6%
50031	Employee & Guest Parking Fees	8,781	9,200	9,200	419	4.8%
50032	Property/Liability Insurance	27,000	24,000	24,000	(3,000)	-11.1%
50033	Agency Membership Dues	11,400	13,000	13,000	1,600	14.0%
50040	Information Technology/Programming	6,600	7,000	7,000	400	6.1%
50052	Legal Notices	4,000	4,000	4,000	-	0.0%
50054	Postage	4,000	4,000	4,000	-	0.0%
50056	Printing/Copy Charges	4,000	4,400	4,400	400	10.0%
50057	Conferences/Travel - Commissioners	13,000	13,000	13,000	-	0.0%
50058	Conference/Travel - Staff	13,000	13,000	13,000	-	0.0%
50060	Auto Reimbursement	6,720	7,000	7,000	280	4.2%
50061	Various Vendors	7,200	8,000	8,000	800	11.1%
50065	Miscellaneous - Other	4,000	6,000	6,000	2,000	50.0%
50067	Computer-Copier-Misc Equipment	500	500	500	-	0.0%
Total Office Expenses		\$ 242,736	\$ 251,900	\$ 251,900	\$ 9,164	3.8%
50000C	Professional Services					
50076	Legal services	65,000	120,000	120,000	55,000	84.6%
50077	Accounting & Bookkeeping	25,000	25,000	25,000	-	0.0%
50077.2	Audit/Financial Statements	7,400	7,500	7,500	100	1.4%
50077.1	Payroll Service	3,000	5,600	5,600	2,600	86.7%
50078	Contract Services	3,000	20,000	20,000	17,000	566.7%
50081	Municipal Service Reviews	50,000	200,000	200,000	150,000	300.0%
Total Professional Services		\$ 153,400	\$ 378,100	\$ 378,100	\$ 224,700	146.5%
TOTAL EXPENDITURES		\$ 1,372,400	\$ 1,625,603	\$ 1,625,603	\$ 253,203	18.4%
20020	OPEB Liability - Reserves	\$ 100,000	\$ -	\$ -	\$ (100,000)	-100%
Total Contingencies and Reserves Set Aside		\$ 100,000	\$ -	\$ -	\$ (100,000)	-100%
Total Appropriations		\$ 1,472,400	\$ 1,625,603	\$ 1,625,603	\$ 153,203	10.4%

RECOMMENDED FINAL BUDGET FOR FISCAL YEAR 2019-20

ACCT. #	ACCOUNT NAME	ADOPTED FINAL BUDGET 2018-19	ADOPTED PROPOSED BUDGET 2019-20	RECOMMENDED FINAL BUDGET 2019-20	\$ Variance From FY 18-19 Adopted	% Variance From FY 18-19 Adopted
<i>*Approved 4-10-19</i>						
40000	REVENUES					
40005	Filing Fees	\$ 85,500	\$ 70,000	\$ 70,000	\$ (15,500)	-18.1%
40006	Processing Fees	-	1,000	1,000	1,000	0.0%
40007	Interest Income	12,000	15,000	15,000	3,000	25.0%
40008	Other Income	350	350	350	-	0.0%
	Total Revenues	\$ 97,850	\$ 86,350	\$ 86,350	\$ (11,500)	-11.8%
	NET OPERATING COSTS	\$ 1,374,550	\$ 1,539,253	\$ 1,539,253	\$ 164,703	12.0%
	Local Agency Apportionment	FY 2018-19	FY 2019-20 Recommended Final Budget Estimates*			
40001	City of Los Angeles	\$ 203,456	\$ 236,812	\$ 236,812	\$ 33,356	16.39%
40002	County of Los Angeles	508,633	592,022	592,022	83,389	16.39%
40003	Other Cities (87)	305,177	355,210	355,210	50,033	16.39%
40004	Special Districts	305,177	355,210	355,210	50,033	16.39%
	Total Local Agency Apportionment	\$ 1,322,443	\$ 1,539,253	\$ 1,539,253	\$ 216,810	16.39%

**Estimates based on FY 2018-19 Billing. Invoices for FY 2019-20 are generated by the County Auditor Controller's Office.*

Staff Report

May 8, 2019

Agenda Item No. 7.c.

Annexation No. 1088 to the Santa Clarita Valley Sanitation District of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	6.796± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution:	January 19, 2018
Application Filed with LAFCO:	February 13, 2018
Location:	The affected territory is located on Sierra Highway approximately 600 feet south of Quinn Drive.
City/County:	Los Angeles County unincorporated territory (Santa Clarita Valley).
Affected Territory:	The affected territory is commercial. The territory consists of two commercial properties.
Surrounding Territory:	Surrounding territory is residential, commercial, and mountains to the east.
Landowner(s):	two landowners: Jerry F. Fox and McCandless Canyon LLC
Registered Voters:	0 registered voters as of April 12, 2017.
Purpose/Background:	For the District to provide off-site sewage disposal service.
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Within SOI:	Yes.
Waiver of Notice/Hearing/Protest:	No.

CEQA Clearance:

The proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines 15319(a). The annexation of two parcels consist of areas containing existing structures developed to the density allowed by the current zoning and therefore, this action is exempt from CEQA, pursuant to 15319(a). There are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records. A Categorical Exemption was adopted by the Santa Clarita Valley Sanitation District of Los Angeles County as lead agency, on January 19, 2018.

Additional Information:

Landowner Jerry F. Fox is the owner of an existing commercial property and has provided written consent to the annexation. McCandless Canyon LLC is the owner of an existing commercial property within the annexation area. Staff has not been provided with written consent from McCandless Canyon LLC for this annexation.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 0 residents as of April 12, 2017.

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 6.796± acres. The affected territory is commercial. The territory consists of two commercial properties.

The assessed valuation is \$1,496,934 as of February 5, 2018.

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

On February 19, 2019, 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 bounded by residential, commercial and mountains to the east.

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

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

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 two commercial properties which requires organized governmental services.

The present cost and adequacy of governmental services and controls in the area are acceptable. With respect to sanitary sewage disposal, other than service provided by the District, there is no other sewer service alternative. The Los Angeles County Department of Public Health prohibits the installation, alteration, or repair of any on-site wastewater treatment systems for any building for which connection to a public sewer system is available within 200 feet. Due to the proposed land uses within the annexation area 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 relatively preferable

since the annexation is relatively close to an existing public sewer system. 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 of the local government structure of the County. There is no alternative to public sewage disposal. Service by the District is considered 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 Southern California Association of Governments (SCAG) adopted its 2016-2040 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code Section 65080. The closest highway to the annexation is part of the RTP and SCS's State Highway improved program. 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 General Commercial (C-3).

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

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

i. Sphere of Influence:

The affected territory is within the Sphere of Influence of the Santa Clarita Valley Sanitation District of Los Angeles County.

j. Comments from Public Agencies:

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

k. Ability to Provide Services:

Although the affected territory is not currently served by the District, the area was included in the future service area that might be served by the District. The District's future wastewater management needs were addressed in the 2015 Santa Clarita Joint Sewerage System Facilities Plan and Environmental Impact Report (EIR).

l. Timely Availability of Water Supplies:

There are no known issues regarding water supply or delivery. The affected territory is within the boundaries of the Santa Clarita Valley Water Agency which is the local water purveyor.

m. Regional Housing:

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

n. Comments from Landowners, Voters, or Residents:

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

o. Land Use Designations

The proposal is consistent with the existing County's General Plan designation of General Commercial (C-3).

The proposal is consistent with the existing County's zoning designation of General Commercial (C-3).

p. Environmental Justice:

One of the owners 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.

q. Hazard Mitigation Plan, Safety Element, & Fire hazard zone:

The County of Los Angeles All-Hazard Mitigation Plan (approved February 13, 2014) establishes the County's emergency policies and procedures in the event of a disaster and addresses allocation of resources and protection of the public in the event of an emergency. The Safety Element of the General Plan for the County of Los Angeles (approved October 6, 2015) addresses reduction of potential risk of death, injuries and economic damage resulting from natural and man-made hazards. The affected territory is within a Very High Fire Hazard Zone pursuant to maps published by the California Department of Forestry and Fire Protection (Cal Fire). The affected territory is within maps that identify state responsibility areas. Both the County of Los Angeles All-Hazard Mitigation Plan and the Safety Element of the General Plan includes information relating to mitigation and management of wildfire and fire hazard severity zones.

ADDITIONAL INFORMATION/OTHER MATTERS (RELEVANT TO THE PROPOSAL):

Landowner Jerry F. Fox is the owner of an existing commercial property and has provided written consent to the annexation. McCandless Canyon LLC is the owner of an existing commercial property within the annexation area. Staff has not been provided with written consent from McCandless Canyon LLC for this annexation.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The proposal is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319(a). The annexation of two parcels consists of areas containing existing structures developed to the density allowed by the current zoning and therefore, this action is exempt from CEQA, pursuant to 15319(a). In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.

CONCLUSION:

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

RECOMMENDED ACTION:

1. Open the public hearing and receive testimony on the annexation;
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. 1088 to the Santa Clarita Valley Sanitation District of Los Angeles County; and
4. Pursuant to Government Code Section 57002, set June 12, 2019, at 9:00 a.m. or the Commission's next available meeting date consistent with the protest provisions, in Room 381-B of the Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California, 90012, as the date, place, and time for Commission protest proceedings.

RESOLUTION NO. 2019-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING
" ANNEXATION NO. 1088 TO THE SANTA CLARITA VALLEY SANITATION DISTRICT
OF LOS ANGELES COUNTY "

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

WHEREAS, the proposed annexation consists of approximately 6.796± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1088 to the Santa Clarita Valley Sanitation District of Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal to two commercial properties; 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, 57025, and 57026, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on

April 5, 2019, 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 May 8, 2019, 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 June 12, 2019 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, with respect to Annexation No. 1088 to the Santa Clarita Valley Sanitation District of Los Angeles County, finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a). The annexation of two parcels consists of areas containing existing structures developed to the density allowed by the current zoning and is exempt from CEQA, pursuant to 15319(a). 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. 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 6.796± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1088 to the Santa Clarita Valley Sanitation District of Los Angeles County".
4. Annexation No. 1088 to the Santa Clarita Valley Sanitation District of Los Angeles County is hereby approved, subject to the following terms and conditions:
 - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
 - b. The effective date of the annexation shall be the date of recordation.
 - c. Payment of Registrar-Recorder/County Clerk and State Board of Equalization fees.
 - d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
 - e. The regular County assessment roll shall be utilized by the District.

- f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
 - g. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
 - h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
- 5. Pursuant to Government Code Section 57002, the Commission hereby sets the protest hearing for June 12, 2019 at 9:00 a.m. and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
- 6. 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 8th day of May 2019.

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**

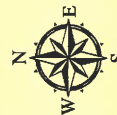


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Annexation No. 1088 to the Santa Clarita Valley Sanitation District of Los Angeles County

Legend

-  CSD Annexation SCV-1088
-  City of Santa Clarita
-  Santa Clarita Valley Sanitation District of Los Angeles County
-  Sphere of Influence, CSD SCV



LAFCO

Local Agency Formation Commission
for the County of Los Angeles



Staff Report

May 8, 2019

Agenda Item No. 9.a.

Proposed Procurement and Reporting Policy

LAFCO utilizes outside service providers, from a combination of public agencies and private consulting firms, to augment staff resources for services which cannot be provided in-house. These outside suppliers provide a variety of services, including professional services such as accounting, auditing, computer maintenance, and legal services; facility services including the lease of office space, wireless telephone service, plant maintenance service, and office equipment (copier and postage meter) to LAFCO; and insurance coverage (employee medical/dental insurance, retiree medical/dental insurance and administration, property/liability coverage, and workers compensation coverage).

Prior to 2001, LAFCO was a department of the County of Los Angeles, and was funded by the Board of Supervisors through the Board's annual budget process. The Executive Officer was considered a department head, and the awarding of contracts was subject to adopted Board policies concerning authority delegated to department heads. In its review of recent Requests for Proposals, LAFCO's legal counsel recommended that the Commission consider and adopt a formal procurement policy.

The attached draft Procurement and Reporting Policy includes the following five components: (1) identification of specific items which require Commission approval; (2) delegation of contract authority (generally speaking, for goods and services costing less than \$10,000) to the Executive Officer, or, to the Deputy Executive Officer (DEO), as designee; (3) identification of procedures to allow the Executive Officer to proceed in the event of emergency situations; (4) submission of specific periodic reports to the Commission; and (5) procedures to address real or potential conflicts of interest.

Legal counsel has reviewed the draft Procurement and Reporting Policy and concurs with staff's recommendations to adopt the proposed policy.

Recommended Action:

Staff recommends that the Commission:

1. Adopt the proposed Procurement and Reporting Policy;
2. Direct staff to post the Procurement and Reporting Policy to the Commission website;
and
3. Approve the first annual "Procurement and Reporting Policy Annual Report" dated May 8, 2019.

DRAFT Procurement and Reporting Policy

Adopted <Date>

This policy shall apply to all contracts entered into by the Local Agency Formation Commission for the County of Los Angeles (LAFCO), as authorized by Government Code §§ 56375 (j), 56375(k), and 56380 which authorize the Commission to appoint and assign staff personnel, to employ or contract for professional or consulting services, and to incur usual and necessary expenses to carry out and effect the functions of the Commission and to make its own provision for necessary quarters, equipment and supplies.

This policy is intended to ensure that LAFCO practices ethical, responsible, and reasonable procedures relative to purchasing, financial commitments, contracts, and the hiring of consultants. This policy identifies the procedures which LAFCO will adhere to in the performance of its designated responsibilities, and it is intended to provide for a cost-effective use of public resources, including funds and staff time. This policy applies to LAFCO's contracting practices prospectively, after adoption of the policy by the Commission.

1. Commission Approval

Execution and award of contracts, agreements, and memoranda of understanding (collectively referred to as contracts) that exceed \$10,000, including but not limited to the those for the following types of services shall require Commission approval:

- Preparation of annual audits (this may be awarded in contracts for multiple years, and in concert with other LAFCOs);
- Municipal Service Reviews (MSRs), special studies, and/or equivalent;
- Lease(s), or lease extensions, for office space;
- Primary legal counsel and as-needed alternate counsel;
- Provider(s) of insurance, including employee medical/dental, property/liability, and workers compensation insurance coverage; and
- Provider(s) of employee pension coverage.

Contracts that require Commission approval shall utilize a competitive solicitation process in a form determined by the Executive Officer and approved by LAFCO legal counsel. Prior Commission authorization to release the solicitation is not required.

2. Delegated Authority:

The Commission hereby delegates authority to the Executive Officer to solicit, approve and execute contracts for goods, materials and services that do not exceed \$10,000 and are consistent with the authority provided by Government Code §§ 56375 and 56380. It is expected that this will include, but is not limited to, the following: computer equipment, (including desktop and laptop computers, printers, routers, servers, wireless networks, and similar and related products); miscellaneous services/leases (cell phone(s), postage meter, and plant service); and any other service or product not to exceed \$10,000. Notwithstanding the above, the Commission delegates authority to the Executive Officer to purchase and/or contract for legal advertising (public notice), routine information

Delegated Authority (continued):

technology services, and accounting/bookkeeping services, which exceed \$10,000, provided that these costs are documented in the annual budgets adopted by the Commission, identified in the Mid-Year Budget Report, and listed in the “Procurement and Reporting Policy Annual Report” identified in Section 4, below.

The Executive Officer is authorized to designate the Deputy Executive Officer (“DEO”) as his or her designee for all delegated authority herein. In the absence or unavailability of the Executive Officer, the Commission hereby delegates the foregoing authority to the DEO.

Delegated authority for contracts that are estimated to exceed \$5,000 shall utilize a competitive solicitation process in a form determined by the Executive Officer and approved by LAFCO legal counsel.

3. Emergency Authority

In the event of an emergency issue, as determined by the Executive Officer in consultation with the Commission Chair (or, if unavailable, with the Commission First Vice-Chair or Commission Second Vice Chair); when equipment, materials or services are required to protect the health, welfare and safety of the Commission or staff, and the cost exceeds the delegated authority of the Executive Officer; the Executive Officer shall receive approval of the Commission Chair (or, if unavailable, with the Commission First Vice-Chair or Commission Second Vice Chair); to award a contract and waive the requirements to conduct a competitive solicitation process. The Executive Officer shall notify the Commission either in writing or in a report at the next available Commission Meeting.

4. Reporting Requirements:

Staff shall prepare a written “Procurement and Reporting Policy Annual Report” (“Report”) and agendize the same at a Commission meeting in the first quarter of each calendar year. The Report shall list all outside service providers, and shall include, but not be limited to, the name of the provider; the service/product provided; and the status/term of any contracts, leases, or equivalent.

The Report shall be prepared annually and posted to the LAFCO website. The most recent five (5) years of Reports shall be maintained in the “Transparency” section of the LAFCO website.

5. Conflict(s) of Interest:

LAFCO shall avoid real or potential conflicts of interest in its contracting practices. Contracts shall not be entered into with members of the Commission, LAFCO employees, and vendors in which Commissioners or LAFCO employees have a financial or ownership interest. This provision extends to those who within the immediately preceding 12 months were Commission members or employees of LAFCO who participated in the area of service performed or developing the contract or its service specifications.

Procurement and Reporting Policy Annual Report for 2019
May 8, 2019

Provider	Service/Product	Status	Annual Cost	Comment(s)
Special District Risk Management Authority	Property/Liability & Workers Compensation Insurance	Policies renewed annually	\$27,735	Commission-approved annual LAFCO budgets reflects anticipated premium increases. Workers Compensation premium is based upon payroll. SDRMA represents significant cost savings over prior provider. No alternate provider provides LAFCO with the same level of coverage for equivalent premiums.
County of Los Angeles	Employee Medical and Dental Insurance	Memorandum of Understanding (MOU)	N/A (See Comments)	Commission approved the MOU with the County of Los Angeles on 10/11/2017; MOU expires on 10/31/2027. Rates vary by employee/plan. Rates are reported annually to the Commission during LAFCO budget process. No alternate vendor offers LAFCO the same level of coverage for equivalent premiums.
Los Angeles County Employee Retirement Association (LACERA)	Employee/Retiree Pension	Memorandum of Understanding (MOU)	N/A (See Comments)	Commission approved the MOU with LACERA on 11/15/2017; MOU has no expiration date. Employees were enrolled in LACERA at the time of LAFCO's separation from the County in 2001. Employer and employee contributions vary by employee. No alternate vendor provides LAFCO with comparable pensions for equivalent employer and employee contributions.
Los Angeles County Employee Retirement Association (LACERA)	Retiree Medical/Dental Insurance Benefits Administration	Memorandum of Understanding (MOU)	N/A (See Comments)	LAFCO executed an MOU and provided same to LACERA on 11/15/2017; MOU has no expiration date. LACERA has not yet invoiced LAFCO for services provided.
Teachers Insurance & Annuity Association of America	Office Lease	Lease	\$93,110	Commission approved a 10-year lease on August 11, 2011; lease expires on 11/30/2021. Lease includes annual rent increases. Annual cost does not correspond to fiscal year and does not include Common Area Maintenance (CAM) charges of approximately \$5,000-\$10,000 per year. Staff will explore lease renewal/alternatives in late 2020.
GE Capital Information Technologies Solutions, LLC	Konica/Minolta Photocopier	Lease	\$4,600	Staff solicited and received bids from three potential providers in March of 2016 and selected best option based upon cost and copier features.
Neopost	Postage Meter	Lease	\$1,521	Executive Officer executed a lease on 9/26/2016; lease expires in January, 2022.
AT&T	Cell Phones	Agreement	\$3,600	Current agreements are set to expire in early 2021. LAFCO has used AT&T for wireless phones for more than a decade. AT&T provides good coverage, and its rates are comparable to other providers. There is no significant anticipated cost savings with an alternate provider.
Tropical Interior Plants	Plant Maintenance Services	No contract	\$1,200	LAFCO has used Tropical Interior Plants for more than a decade; staff is comfortable with the quality and service provided by Tropical Interior Plants. There is no significant anticipated cost savings with an alternate provider.
County Counsel	Legal services	No contract	\$80,000	LAFCO has used County Counsel for legal services for decades. Although FY 2018-2019 is an anomaly, the historical annual billing is reasonably consistent with legal costs incurred by similar LAFCOs (Orange and Riverside). There is no significant anticipated cost savings with an alternate provider.

LA LAFCO Professional Services Agreements Summary Annual Report for 2019 (continued)

May 8, 2019

Provider	Service/Product	Status	Annual Cost	Comment(s)
Computer & Technology Solutions (CTS)	Computer Maintenance	No contract	\$6,600	LAFCO has used CTS for computer consulting for more than a decade. Staff is comfortable with the quality and service provided by CTS. Annual billing is reasonably consistent with legal costs incurred by similar LAFCOs (Orange and Riverside). There is no significant anticipated cost savings with an alternate provider.
Davis Farr LLP	Annual Audit Services	Contract	\$7,500	Commission approved a four-year contract with Davis Farr on 8/10/2016 through a competitive RFP process involving five LAFCOs (Imperial, Los Angeles, Orange, Riverside, and San Bernardino) to secure lower bids and cost-savings.
Platinum Consulting Group (PCG)	Accounting, Budgeting, and Bookkeeping	No contract	\$25,000	LAFCO has used PCG consulting for more than a decade; staff is comfortable with the quality and service provided by PCG. PCG specializes in providing services to small governmental agencies, including many special districts and Orange LAFCO. PCG is substantially less expensive than previous provider(s) and offers a range of services (accounting, bookkeeping, and budgeting) suited to LAFCO's needs.
CALPERS/CERBT	OPEB Trust Fund	Agreement	\$100	Commission approved an agreement with the California Employer's Retiree Benefit Trust Fund (CERBT) Division of the California Public Employees' Retirement System (CalPERS) on 5/9/2018; there is no expiration date.
Meijun Software Solutions	Website development services	Contract	\$18,000 one-time cost	The Commission awarded the contract on 11/14/2018; contract is a one-time cost. All services are to be performed by the end of 2019.
Anticipated Contracts				
To be determined	Municipal Services Review for the Santa Clarita Valley Water Agency (SCVWA)	Contract to be awarded	To be determined	Commission approved Request for Proposal on March 13, 2019. MSR costs will be reimbursed By SCVWA.
To be determined	Municipal Services Review for the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village	Contract to be awarded	To be determined	Commission approved Request for Proposal on March 13, 2019. The City of Agoura Hills, the City of Calabasas, and County Supervisor Sheila Kuehl have agreed to provide funding to offset consultant costs.
To be determined	Municipal Services Review for the Cities of La Mirada and Whittier	Contract to be awarded	To be determined	Commission approved Request for Proposal on March 13, 2019. Consultant costs to be borne by the Commission as part of the FY 2019-2020 Budget.

Staff Report

May 8, 2019

Agenda Item No. 9.b.

As-Needed Alternate Legal Counsel

Pursuant to Commission direction, staff has negotiated contract extensions with three firms to continue serving in the capacity of As-Needed Alternate Legal Counsel to LAFCO:

- Best Best & Krieger (Matthew E. "Mal" Richardson, Irvine office);
- Nossaman LLP (Lloyd W. "Bill" Pellman, Los Angeles office); and
- Renne Sloane Holtzman Sakai LLP, formerly Miller & Owen (Nancy C. Miller, Sacramento office).

Representatives of all three firms have agreed to 3-year extensions, continuing at the current billing rate of \$325/hour.

A representative of one of the existing firms (Meyers Nave) indicates that the firm is no longer interested in serving as As-Needed Alternate Legal Counsel to LAFCO.

Recommended Action:

1. Authorize the Executive Officer to execute contract amendments, for a new term of three years, with the law firms of Best Best & Krieger; Nossaman LLP; and Renne Sloane Holtzman Sakai LLP.

Staff Report

May 8, 2019

Agenda Item No. 10.a.

Legislative Update

Staff is tracking the following legislation:

- **AB 213 (Reyes):** Sponsored by the League of California Cities, this bill would reinstate the Vehicle License Fee (“VLF”) for city annexations of inhabited territory. Last year’s version of the bill, also by Assemblyman Reyes, died in the Assembly Appropriations Committee. The bill was introduced on February 4, 2019, and referred to the Assembly Local Government Committee. The California Association of Local Agency Formation Commissions (“CALAFCO”) has taken a “support” position; the Commission did not take a position on last year’s bill. **The Assembly Local Government Committee approved AB 213 at its meeting on April 3, 2019; the bill is pending before the Assembly Appropriations Committee.**

Commission Position: SUPPORT (March 13th Meeting)

- **AB 1253 (Rivas, Robert):** This bill would require the Strategic Growth Council, until July 31, 2025, to establish and administer a local agency formation commissions grant program for the payment of costs associated with initiating and completing the dissolution of districts listed as inactive, the payment of costs associated with a study of the services provided within a county by a public agency to a disadvantaged community, as defined, and for other specified purposes, including the initiation of an action, as defined, that is limited to service providers serving a disadvantaged community and is based on determinations found in the study, as approved by the commission. The bill would specify application submission, reimbursement, and reporting requirements for a local agency formation commission to receive grants pursuant to the bill. The bill would make the grant program subject to an appropriation for the program in the annual Budget Act, and would repeal these provisions on January 1, 2026. This is a CALAFCO sponsored bill following up on the recommendation of the Little Hoover Commission report of 2017 for the Legislature to provide LAFCOs with one-time grant funding for in-depth studies of potential reorganization of local service providers. Last year, the Governor vetoed AB 2258 - this is the same bill. The bill was introduced on February 22, 2019. CALAFCO has taken a “support” position; the Commission took a “Support” position on last year’s bill. **The Assembly Local Government Committee approved AB 1253 on March 27, 2019; the bill is pending before the Assembly Appropriations Committee.**

Commission Position: SUPPORT (March 13th Meeting)

- **AB 1822 (Assembly Local Government Committee):** The CALAFCO Legislative Committee recommended nine (9) items for the Assembly Local Government Committee’s annual Omnibus Bill amending the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. ALGC staff rejected one item, one item was removed due to stakeholder opposition, a separate item was removed and added to a

different bill. As introduced, the bill includes the following items:

- Revise the definition of “service” in Government Code Section 56074;
- Add new Government Code Section 56074.5 to create a definition of service review (proposed by LA LAFCO);
- Add “consolidation of two or more cities” to the voter confirmation requirements for incorporations and disincorporations in Government Code Section 57071;
- Amend Government Code Section 57103 to clarify the requirements to dissolve a hospital district; and
- Removes Government Code Section 56375.3, an obsolete provision pertaining to the City of Simi Valley in Ventura County.

AB 1822 is scheduled for consideration by the Assembly Local Government Committee on May 1, 2019 (after publication of this report).

Commission Position: SUPPORT (April 10th Meeting)

- **SB 414 (Caballero):** This bill would create the Small System Water Authority Act of 2019, authorizing the creation of small system water authorities that will have powers to absorb, improve, and competently operate non-compliant public water systems. The bill, no later than March 1, 2020, would require the state board to provide written notice to cure to all public agencies, private water companies, or mutual water companies that operate a public water system that has either less than 3,000 service connections or that serves less than 10,000 people, and are not in compliance, for the period from July 1, 2018, through December 31, 2019, with one or more state or federal primary drinking water standard maximum contaminant levels. This bill is very similar to AB 2050 (Caballero) from 2018, and it is sponsored by the Eastern Municipal Water District (located in Riverside County) and the California Municipal Utilities Association. The intent is to give the State Water Resources Control Board (SWRCB) authority to mandate the dissolution of existing drinking water systems (public, mutual, and private) and authorize the formation of a new public water authority. The focus is on non-contiguous systems. While the SWRCB has existing authority to mandate consolidation of these systems, SB 414 would add the authority to mandate dissolution and the formation of a new public agency. LAFCO would be responsible for dissolving any state-mandated public agency dissolution, and the formation of the new water authority. The SWRCB's appointed administrator would act as the applicant on behalf of the state. LAFCO would have ability to approve with modifications the application, and the new agency would have to report to the LAFCO

annually for the first three years. The bill was introduced on February 21, 2019. CALAFCO has taken a “Watch” position; the bill was only recently introduced, and staff is still analyzing the language and assessing its potential impacts. **SB 414 was approved by the Governance & Finance Committee on March 27, 2019; and it was approved by the Senate Environmental Quality Committee on April 3, 2019; SB 414 is pending before the Senate Appropriations Committee.**

Commission Position: None Requested at this time.

- **SB 646 (Morrell):** This bill would require LAFCO to authorize a city or district to extend utility service outside its jurisdictional boundary, within its sphere of influence, if no city, district, or privately-owned public utility provides that service, irrespective of whether a change of organization is anticipated. The bill would prohibit a city or district providing extended service from denying the extension of utility service to a property owner located within the extended service area based upon a property owner’s election not to participate in an annexation or pre-annexation proceeding. The fee for extension of water or sewer service outside of the local agency’s jurisdictional boundaries would be subject to the Mitigation Fee Act and includes a requirement that the fee be of proportional benefit to the property being served. CALAFCO has taken a “Watch” position; the bill was only recently introduced, and staff is still analyzing the language and assessing its potential impacts. The bill, as now amended, has removed all provisions which impact LAFCO. **SB 646 is scheduled to be considered by the Senate Governance & Finance Committee on May 1, 2019 (after publication of this report).**

Commission Position: None Requested at this time.

- **AB 1389 (Eggman):** This bill would authorize the Commission to propose, as part of the review and approval of a proposal for the establishment of new or different functions or class of services, or the divestiture of the power to provide particular functions or class of services, within all or part of the jurisdictional boundaries of a special district, that the special district, to mitigate any loss of property taxes, franchise fees, and other revenues to any other affected local agency, provide payments to the affected local agency from the revenue derived from the proposed exercise of new or different functions or classes of service. The bill was introduced on February 22, 2019. CALAFCO has taken a “Watch” position; the bill was only recently introduced, and staff is still analyzing the language and assessing its potential impacts. **AB 1389 was referred to the Committee on Local Government.**

Commission Position: None Requested at this time.

- **AB 818 (Cooley):** AB818 would restore the Vehicle License Fee (“VLF”) increases for the first five years of a newly-incorporated city (the State eliminated the so-called “VLF Bump” with SB 89 in 2011). CALAFCO took a “support” position on Marcy 25, 2019. **The Assembly Local Government Committee approved AB 818 on March 28, 2019; the bill is pending before the Assembly Appropriations Committee.**

Commission Position: None Requested at this time.

AB 600 (Chu): AB 600 would require counties, cities, and special districts to formulate an “accessibility plan” to provide drinking water, wastewater, and fire services to Disadvantaged Unincorporated Communities (DUCs). The bill further requires LAFCOs to review these plans within two years—if the ideal public agency is not providing service, LAFCO is required to “initiate” such annexations. AB 600 mandates additional requirements on SOI changes when they impact or are adjacent to DUCs. Finally, the bill would create an inconsistent exception for “island” annexations, whereby residents in DUCs could protest, but residents outside of DUCs could not protest. CALAFCO took an oppose position on April 19, 2019 (copy attached). **AB 600 was approved by the Assembly Local Government Committee on April 25, 2019, and it was amended on April 29, 2019.**

Commission Position: Staff recommends that the Commission take an OPPOSE position on AB 600.

Staff Recommendation:

1. Take an “OPPOSE” position on AB 600 and direct staff to communicate the position in letters to members of the State Legislature and the Governor; and
2. Receive and Receive and file the Legislative Update.

Enclosure: AB 600 (Chu)

AMENDED IN ASSEMBLY APRIL 11, 2019

AMENDED IN ASSEMBLY MARCH 25, 2019

CALIFORNIA LEGISLATURE—2019–20 REGULAR SESSION

ASSEMBLY BILL

No. 600

Introduced by Assembly Member Chu

February 14, 2019

An act to amend Sections 56301, 56375, 56425, and 65302.10 of, to add Sections 56070.5 and 56378.1 to, and to add Chapter 5 (commencing with Section 56440) to Part 2 of Division 3 of Title 5 of, the Government Code, relating to local government.

LEGISLATIVE COUNSEL'S DIGEST

AB 600, as amended, Chu. Local government: organization: disadvantaged unincorporated communities.

(1) The Planning and Zoning Law requires a city or county to prepare and adopt a comprehensive, long-term general plan that includes various mandatory elements, including a housing element for the preservation, improvement, and development of housing. That law also requires a city or county, on or before the due date for the next adoption of its housing element, to review and update the land use element of its general plan based on available data, including, but not limited to, the data and analysis of unincorporated island, fringe, or legacy communities inside or near its boundaries, as provided. That law requires the updated land use element to include, among other things, an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies for each identified community.

This bill would define the term “needs or deficiencies” for these purposes to mean both deficient services and lack of services, as specified.

(2) The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 provides the authority and procedure for the initiation, conduct, and completion of changes of organization, reorganization, and sphere of influence changes for cities and districts, as specified.

This bill would require, on or before January 1, 2021, each city, county, and qualified special district, as defined, to submit to the commission an accessibility plan to secure safe drinking water, wastewater services, stormwater ~~protection~~, *drainage*, and structural fire protection in unincorporated island, fringe, or legacy communities identified in the updated land use element described above. The bill would require the ~~accessibility plan to, among other things, identify the city, county, or special district~~ *commission to determine the entity* best positioned to provide adequate water or wastewater services to the affected ~~territory and territory. The bill would require the accessibility plan to include, among other things,~~ an identification of actions by the commission that are necessary to enable ~~the city, county, or special district~~ *that entity* to provide those services. ~~The bill would require the accessibility plan to include services and~~ an analysis of costs and benefits of improved water or wastewater services for residents in each affected ~~territory, and territory. The bill would prohibit the costs and fees for services extended to those territories through implementation of the accessibility plan from exceeding the costs and fees charged to existing water and wastewater system customers; cost of providing the service,~~ as specified. ~~The bill~~ *bill, on or before January 1, 2021,* would require ~~a city or each county to, on or before January 1, 2021,~~ to submit a map of the county that identifies disadvantaged unincorporated communities that lack safe drinking water or adequate wastewater, along with the adopted accessibility plan, to the Office of Planning and Research, the State Water Resources Control Board, and any relevant regional quality control board, as specified.

The bill would require the commission to, within ~~two~~ 5 years of the approval of an accessibility plan, hold a noticed public hearing and review the status of every disadvantaged unincorporated community that is subject to the accessibility plan.

By increasing the duties of local officials, this bill would impose a state-mandated local program.

(3) The act sets forth the powers and duties of a local agency formation commission, including initiating proposals by resolution of application for, among other things, the formation of a new district or districts and specified reorganizations.

This bill would additionally authorize the commission to initiate the reorganization or extension of services involving a disadvantaged unincorporated community, as specified. The bill would require the commission to initiate a change of organization or reorganization or service extension if the commission determines that service needs identified in an accessibility plan remain unaddressed ~~two~~ 2 years after the approval of the accessibility plan.

(4) Existing law prohibits the commission from approving an annexation to a city of any territory greater than 10 acres where there exists a disadvantaged unincorporated community that is contiguous to the area of proposed annexation, unless an application to annex the disadvantaged unincorporated community into the subject city has been filed.

This bill would also prohibit the commission from approving an annexation under these circumstances to a qualified special district. The bill would define the term “qualified special district” for these purposes to mean a special district with more than 500 service connections that provides drinking water or wastewater services.

The bill would also specify that these provisions apply to the annexation of 2 or more contiguous territories within 2 years of each other that are individually less than 10 acres but are cumulatively more than 10 acres.

(5) Under existing law, an application to annex a contiguous disadvantaged community is not required if the commission finds that a majority of the registered voters within the disadvantaged unincorporated community are opposed to the annexation, as specified.

This bill would instead provide that an application to annex a contiguous disadvantaged community is not required if the commission finds that a majority of the residents within the disadvantaged unincorporated community are opposed to the annexation, as specified. This bill would additionally provide that an application to annex a contiguous disadvantaged community is not required if the commission finds that a majority of the residents within the affected disadvantaged unincorporated community would prefer to address the service deficiencies through an extraterritorial service extension.

The bill would also prohibit the commission from approving an annexation to a city or to a qualified special district of any territory if the city or qualified special district has failed to take steps necessary to implement an accessibility plan, as specified.

(6) The act requires the commission to develop and determine the sphere of influence of each city and each special district within the county and enact policies designed to promote the logical and orderly development of areas within each sphere. The act requires the commission, in order to prepare and update spheres of influence in accordance with this requirement, to conduct a service review of the municipal services provided in the county or other appropriate area designated by the commission, as provided. The act requires the commission to prepare a written statement of its determinations with respect to, among other things, the present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies, as provided.

This bill would prohibit the commission from adopting, amending, or updating a sphere of influence update that removes a disadvantaged community from the sphere of influence of a city or a special district or that fails to include a disadvantaged community that is contiguous to the proposed sphere of influence, unless the commission makes specified findings. The bill would also prohibit the commission from approving, amending, or updating a sphere of influence for a city or a special district that has not taken action pursuant to an accessibility plan that was adopted ~~within the previous 2 years~~, *as described above*.

(7) The act additionally states that the purpose of the commission is, among other things, to encourage the efficient provision of government services, as specified.

This bill would also state that the purpose of a local agency formation commission is to encourage the equitable provision of government services, as specified.

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

This bill would provide that no reimbursement is required by this act for a specified reason.

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

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

SECTION 1. Section 56070.5 is added to the Government Code, to read:

56070.5. “Qualified special district” means a special district that contains more than 500 service connections and that provides drinking water or wastewater services.

SEC. 2. Section 56301 of the Government Code is amended to read:

56301. Among the purposes of a commission are discouraging urban sprawl, preserving open-space and prime agricultural lands, encouraging the efficient and equitable provision of government services, and encouraging the orderly formation and development of local agencies based upon local conditions, circumstances, and considerations of equity. One of the objects of the commission is to make studies and to obtain and furnish information which will contribute to the logical and reasonable development of local agencies in each county and to shape the development of local agencies so as to advantageously provide for the present and future needs of each county and its communities. When the formation of a new government entity is proposed, a commission shall make a determination as to whether existing agencies can feasibly provide the needed service or services in a more efficient and accountable manner. If a new single-purpose agency is deemed necessary, the commission shall consider reorganization with other single-purpose agencies that provide related services.

SEC. 3. Section 56375 of the Government Code is amended to read:

56375. The commission shall have all of the following powers and duties subject to any limitations upon its jurisdiction set forth in this part:

(a) (1) To review and approve with or without amendment, wholly, partially, or conditionally, or disapprove proposals for changes of organization or reorganization, consistent with written policies, procedures, and guidelines adopted by the commission.

(2) The commission may initiate proposals by resolution of application for any of the following:

(A) The consolidation of a district, as defined in Section 56036.

(B) The dissolution of a district.

(C) A merger.

1 (D) The establishment of a subsidiary district.

2 (E) The formation of a new district or districts.

3 (F) The reorganization or extension of services involving a
4 disadvantaged unincorporated community that is initiated pursuant
5 to Section 56378.1.

6 (G) A reorganization that includes any of the changes specified
7 in subparagraph (A), (B), (C), (D), (E), or (F).

8 (H) The dissolution of an inactive district pursuant to Section
9 56879.

10 (3) A commission may initiate a proposal described in paragraph
11 (2) only if that change of organization or reorganization is
12 consistent with a recommendation or conclusion of a study
13 prepared pursuant to Section 56378, 56425, or 56430, and the
14 commission makes the determinations specified in subdivision (b)
15 of Section 56881.

16 (4) A commission shall not disapprove an annexation to a city,
17 initiated by resolution, of contiguous territory that the commission
18 finds is any of the following:

19 (A) Surrounded or substantially surrounded by the city to which
20 the annexation is proposed or by that city and a county boundary
21 or the Pacific Ocean if the territory to be annexed is substantially
22 developed or developing, is not prime agricultural land as defined
23 in Section 56064, is designated for urban growth by the general
24 plan of the annexing city, and is not within the sphere of influence
25 of another city.

26 (B) Located within an urban service area that has been delineated
27 and adopted by a commission, which is not prime agricultural land,
28 as defined by Section 56064, and is designated for urban growth
29 by the general plan of the annexing city.

30 (C) An annexation or reorganization of unincorporated islands
31 meeting the requirements of Section 56375.3.

32 (5) As a condition to the annexation of an area that is
33 surrounded, or substantially surrounded, by the city to which the
34 annexation is proposed, the commission may require, where
35 consistent with the purposes of this division, that the annexation
36 include the entire island of surrounded, or substantially surrounded,
37 territory.

38 (6) A commission shall not impose any conditions that would
39 directly regulate land use density or intensity, property
40 development, or subdivision requirements.

(7) The decision of the commission with regard to a proposal to annex territory to a city shall be based upon the general plan and rezoning of the city. When the development purposes are not made known to the annexing city, the annexation shall be reviewed on the basis of the adopted plans and policies of the annexing city or county. A commission shall require, as a condition to annexation, that a city prezone the territory to be annexed or present evidence satisfactory to the commission that the existing development entitlements on the territory are vested or are already at build-out, and are consistent with the city's general plan. However, the commission shall not specify how, or in what manner, the territory shall be rezoned.

(8) (A) Except for those changes of organization or reorganization authorized under Section 56375.3, and except as provided by subparagraphs (B) and (C), a commission shall not approve an annexation to a city or to a qualified special district of any territory greater than 10 acres, or as determined by commission policy, where there exists a disadvantaged unincorporated community that is contiguous to the area of proposed annexation, unless an application to annex the disadvantaged unincorporated community to the subject city or qualified special district has been filed with the executive officer.

(B) An application to annex a contiguous disadvantaged community shall not be required if any of the following apply:

(i) A prior application for annexation of the same disadvantaged community has been made in the preceding five years.

(ii) The commission finds, based upon written evidence, that a majority of the residents within the affected territory are opposed to annexation.

(iii) The commission finds, based upon written evidence, that a majority of the residents within the affected disadvantaged unincorporated community would prefer to address service deficiencies through an extraterritorial service extension.

(C) This paragraph shall apply to the annexation of two or more contiguous areas that take place within five years of each other and that are individually less than 10 acres but cumulatively more than 10 acres.

(9) Except for those changes of organization or reorganization authorized under Section 56375.3, a commission shall not approve an annexation to a city or to a qualified special district of any

1 territory if the city or applicable county has failed to take steps
2 necessary to implement an accessibility plan pursuant to Section
3 56440.

4 (b) With regard to a proposal for annexation or detachment of
5 territory to, or from, a city or district or with regard to a proposal
6 for reorganization that includes annexation or detachment, to
7 determine whether territory proposed for annexation or detachment,
8 as described in its resolution approving the annexation, detachment,
9 or reorganization, is inhabited or uninhabited.

10 (c) With regard to a proposal for consolidation of two or more
11 cities or districts, to determine which city or district shall be the
12 consolidated successor city or district.

13 (d) To approve the annexation of unincorporated, noncontiguous
14 territory, subject to the limitations of Section 56742, located in the
15 same county as that in which the city is located, and that is owned
16 by a city and used for municipal purposes and to authorize the
17 annexation of the territory without notice and hearing.

18 (e) To approve the annexation of unincorporated territory
19 consistent with the planned and probable use of the property based
20 upon the review of general plan and prezoning designations. No
21 subsequent change may be made to the general plan for the annexed
22 territory or zoning that is not in conformance to the prezoning
23 designations for a period of two years after the completion of the
24 annexation, unless the legislative body for the city makes a finding
25 at a public hearing that a substantial change has occurred in
26 circumstances that necessitate a departure from the prezoning in
27 the application to the commission.

28 (f) With respect to the incorporation of a new city or the
29 formation of a new special district, to determine the number of
30 registered voters residing within the proposed city or special district
31 or, for a landowner-voter special district, the number of owners
32 of land and the assessed value of their land within the territory
33 proposed to be included in the new special district. The number
34 of registered voters shall be calculated as of the time of the last
35 report of voter registration by the county elections official to the
36 Secretary of State prior to the date the first signature was affixed
37 to the petition. The executive officer shall notify the petitioners of
38 the number of registered voters resulting from this calculation.
39 The assessed value of the land within the territory proposed to be

1 included in a new landowner-voter special district shall be
2 calculated as shown on the last equalized assessment roll.

3 (g) To adopt written procedures for the evaluation of proposals,
4 including written definitions consistent with existing state law.
5 The commission may adopt standards for any of the factors
6 enumerated in Section 56668. Any standards adopted by the
7 commission shall be written.

8 (h) To adopt standards and procedures for the evaluation of
9 service plans submitted pursuant to Section 56653 and the initiation
10 of a change of organization or reorganization pursuant to
11 subdivision (a).

12 (i) To make and enforce regulations for the orderly and fair
13 conduct of hearings by the commission.

14 (j) To incur usual and necessary expenses for the
15 accomplishment of its functions.

16 (k) To appoint and assign staff personnel and to employ or
17 contract for professional or consulting services to carry out and
18 effect the functions of the commission.

19 (l) To review the boundaries of the territory involved in any
20 proposal with respect to the definiteness and certainty of those
21 boundaries, the nonconformance of proposed boundaries with lines
22 of assessment or ownership, and other similar matters affecting
23 the proposed boundaries.

24 (m) To waive the restrictions of Section 56744 if it finds that
25 the application of the restrictions would be detrimental to the
26 orderly development of the community and that the area that would
27 be enclosed by the annexation or incorporation is so located that
28 it cannot reasonably be annexed to another city or incorporated as
29 a new city.

30 (n) To waive the application of Section 22613 of the Streets and
31 Highways Code if it finds the application would deprive an area
32 of a service needed to ensure the health, safety, or welfare of the
33 residents of the area and if it finds that the waiver would not affect
34 the ability of a city to provide any service. However, within 60
35 days of the inclusion of the territory within the city, the legislative
36 body may adopt a resolution nullifying the waiver.

37 (o) If the proposal includes the incorporation of a city, as defined
38 in Section 56043, or the formation of a district, as defined in
39 Section 2215 of the Revenue and Taxation Code, the commission
40 shall determine the property tax revenue to be exchanged by the

1 affected local agencies pursuant to Section 56810. If the proposal
2 includes the disincorporation of a city, as defined in Section 56034,
3 the commission shall determine the property tax revenue to be
4 exchanged by the affected local agencies pursuant to Section
5 56813.

6 (p) To authorize a city or district to provide new or extended
7 services outside its jurisdictional boundaries pursuant to Section
8 56133.

9 (q) To enter into an agreement with the commission for an
10 adjoining county for the purpose of determining procedures for
11 the consideration of proposals that may affect the adjoining county
12 or where the jurisdiction of an affected agency crosses the boundary
13 of the adjoining county.

14 (r) To approve with or without amendment, wholly, partially,
15 or conditionally, or disapprove pursuant to this section the
16 annexation of territory served by a mutual water company formed
17 pursuant to Part 7 (commencing with Section 14300) of Division
18 3 of Title 1 of the Corporations Code that operates a public water
19 system to a city or special district. Any annexation approved in
20 accordance with this subdivision shall be subject to the state and
21 federal constitutional prohibitions against the taking of private
22 property without the payment of just compensation. This
23 subdivision shall not impair the authority of a public agency or
24 public utility to exercise eminent domain authority.

25 SEC. 4. Section 56378.1 is added to the Government Code, to
26 read:

27 56378.1. Within ~~two~~ *five* years of the approval or approval
28 with conditions of an accessibility plan pursuant to Section 56440,
29 the commission shall hold a noticed public hearing and review the
30 status of every disadvantaged unincorporated community that is
31 subject to the accessibility plan. If the commission determines that
32 the service needs remain unaddressed, the commission shall initiate
33 a change of organization, reorganization, or service extension
34 pursuant to this chapter.

35 SEC. 5. Section 56425 of the Government Code is amended
36 to read:

37 56425. (a) In order to carry out its purposes and responsibilities
38 for planning and shaping the logical and orderly development and
39 coordination of local governmental agencies subject to the
40 jurisdiction of the commission to advantageously provide for the

1 present and future needs of the county and its communities, the
2 commission shall develop and determine the sphere of influence
3 of each city and each special district, as defined by Section 56036,
4 within the county and enact policies designed to promote the logical
5 and orderly development of areas within the sphere.

6 (b) Prior to a city submitting an application to the commission
7 to update its sphere of influence, representatives from the city and
8 representatives from the county shall meet to discuss the proposed
9 new boundaries of the sphere and explore methods to reach
10 agreement on development standards and planning and zoning
11 requirements within the sphere to ensure that development within
12 the sphere occurs in a manner that reflects the concerns of the
13 affected city and is accomplished in a manner that promotes the
14 logical and orderly development of areas within the sphere. If an
15 agreement is reached between the city and county, the city shall
16 forward the agreement in writing to the commission, along with
17 the application to update the sphere of influence. The commission
18 shall consider and adopt a sphere of influence for the city consistent
19 with the policies adopted by the commission pursuant to this
20 section, and the commission shall give great weight to the
21 agreement to the extent that it is consistent with commission
22 policies in its final determination of the city sphere.

23 (c) If the commission's final determination is consistent with
24 the agreement reached between the city and county pursuant to
25 subdivision (b), the agreement shall be adopted by both the city
26 and county after a noticed public hearing. Once the agreement has
27 been adopted by the affected local agencies and their respective
28 general plans reflect that agreement, then any development
29 approved by the county within the sphere shall be consistent with
30 the terms of that agreement.

31 (d) If no agreement is reached pursuant to subdivision (b), the
32 application may be submitted to the commission and the
33 commission shall consider a sphere of influence for the city
34 consistent with the policies adopted by the commission pursuant
35 to this section.

36 (e) In determining the sphere of influence of each local agency,
37 the commission shall consider and prepare a written statement of
38 its determinations with respect to each of the following:

39 (1) The present and planned land uses in the area, including
40 agricultural and open-space lands.

1 (2) The present and probable need for public facilities and
2 services in the area.

3 (3) The present capacity of public facilities and adequacy of
4 public services that the agency provides or is authorized to provide.

5 (4) The existence of any social or economic communities of
6 interest in the area if the commission determines that they are
7 relevant to the agency.

8 (5) For an update of a sphere of influence of a city or special
9 district that provides public facilities or services related to sewers,
10 municipal and industrial water, or structural fire protection, that
11 occurs pursuant to subdivision (g) on or after July 1, 2012, the
12 present and probable need for those public facilities and services
13 of any disadvantaged unincorporated communities within the
14 existing sphere of influence.

15 (f) Upon determination of a sphere of influence, the commission
16 shall adopt that sphere.

17 (g) On or before January 1, 2008, and every five years thereafter,
18 the commission shall, as necessary, review and update each sphere
19 of influence.

20 (h) In determining a sphere of influence, the commission may
21 assess the feasibility of governmental reorganization of particular
22 agencies and recommend reorganization of those agencies when
23 reorganization is found to be feasible and if reorganization will
24 further the goals of orderly development and efficient and
25 affordable service delivery. The commission shall make all
26 reasonable efforts to ensure wide public dissemination of the
27 recommendations.

28 (i) When adopting, amending, or updating a sphere of influence
29 for a special district, the commission shall establish the nature,
30 location, and extent of any functions or classes of services provided
31 by existing districts.

32 (j) When adopting, amending, or updating a sphere of influence
33 for a special district, the commission may require existing districts
34 to file written statements with the commission specifying the
35 functions or classes of services provided by those districts.

36 (k) The commission shall not adopt, amend, or update a sphere
37 of influence update that does either of the following:

38 (1) Removes a disadvantaged community from the sphere of
39 influence of a city or a special district unless the commission makes
40 a finding, based upon written evidence, that the removal of the

1 disadvantaged community from the sphere of influence of the city
2 or special district will result in improved service delivery to the
3 community.

4 (2) Fails to include a disadvantaged community that is
5 contiguous to the proposed sphere of influence unless the
6 commission makes a finding, based upon written evidence, that
7 the exclusion of the disadvantaged community from the proposed
8 sphere of influence will result in improved access to safe drinking
9 water or wastewater access.

10 (l) The commission shall not amend or update a sphere of
11 influence for a city or special district that has not taken action
12 pursuant to the accessibility plan adopted pursuant to Section
13 ~~56440, two or more years prior to the amendment or update of the~~
14 ~~sphere of influence. 56440.~~

15 SEC. 6. Chapter 5 (commencing with Section 56440) is added
16 to Part 2 of Division 3 of Title 5 of the Government Code, to read:

17
18 CHAPTER 5. ACCESSIBILITY PLANS
19

20 56440. (a) (1) On or before January 1, 2021, each city, county,
21 and qualified special district shall develop an accessibility plan to
22 secure safe drinking water, wastewater services, stormwater
23 ~~protection, drainage,~~ and structural fire protection in communities
24 identified in the land use element of the city or county updated
25 pursuant to paragraph (b) of Section 65302.10.

26 (2) *The commission shall determine which entity is best*
27 *positioned to provide adequate water or wastewater services to*
28 *the affected territory.*

29 ~~(2)~~

30 (3) Each city, county, and qualified special district shall consult
31 with the commission, the State Water Resources Control Board,
32 relevant cities, relevant special districts, relevant mutual water
33 companies, relevant investor-owned utilities, and county
34 environmental health departments in developing the accessibility
35 plan.

36 ~~(3)~~

37 (4) The accessibility plan shall include a timeline with
38 intermediary steps necessary to secure necessary infrastructure
39 and services within five years.

40 ~~(4)~~

1 (5) The accessibility plan shall include all of the following:

2 ~~(A) The city, county, or special district best positioned to provide~~
3 ~~the adequate water or wastewater services to the affected territory.~~

4 ~~(B)~~

5 (A) Any actions and alternatives necessary to be taken by the
6 commission, if any, to enable the ~~city, county, or special district~~
7 ~~identified in subparagraph (A)~~ *entity determined pursuant to*
8 *paragraph (2)* to provide services to the affected territory.

9 ~~(C)~~

10 (B) Any actions to be taken by any local agency that the
11 commission believes are necessary to establish services to the
12 disadvantaged unincorporated community.

13 ~~(D)~~

14 (C) An analysis of costs and benefits of improved water or
15 wastewater services for residents in each affected territory.

16 ~~(E)~~

17 (D) An analysis of local, state, and federal funding sources
18 available to implement the accessibility plan.

19 ~~(5) (A) The~~

20 (6) (A) *The* city, county, or qualified special district shall submit
21 the accessibility plan to the commission.

22 (B) The commission shall wholly approve the accessibility plan
23 or approve the accessibility plan with conditions or modifications
24 at a noticed hearing within 90 days of the submission of the
25 accessibility plan to the commission.

26 (b) Commencing on or before February 1, 2022, each city,
27 county, and qualified special district shall provide an annual
28 progress report with respect to its accessibility plan at a noticed
29 public hearing. The city, county, or relevant special district shall
30 also post the annual progress report on its internet website.

31 (c) (1) Costs and fees for services provided to the affected
32 territory through implementation of the accessibility plan shall not
33 exceed the cost ~~and fees charged to existing water and wastewater~~
34 ~~system customers of the applicable service provider.~~ *of providing*
35 *the service.*

36 (2) Fees and conditions related to service provision to the
37 affected territory through implementation of the accessibility plan
38 shall ~~not be more onerous than~~ *be consistent with* fees and
39 conditions placed on other new customers or service recipients.

(d) On or before January 1, 2021, ~~the city or~~ *each* county shall submit a map of the county that identifies disadvantaged unincorporated communities that lack safe drinking water or adequate wastewater, along with the adopted accessibility plan prepared in electronic format with the Office of Planning and Research, the State Water Resources Control Board, and any relevant regional quality control board. The Office of Planning and Research, State Water Resources Control Board, and the city or county shall each post the map on its respective internet website.

SEC. 7. Section 65302.10 of the Government Code is amended to read:

65302.10. (a) As used in this section, the following terms shall have the following meanings:

(1) “Community” means an inhabited area within a city or county that is comprised of no less than 10 dwellings adjacent or in close proximity to one another.

(2) “Disadvantaged unincorporated community” means a fringe, island, or legacy community in which the median household income is 80 percent or less than the statewide median household income.

(3) “Fringe community” means any inhabited and unincorporated territory that is within a city’s sphere of influence.

(4) “Island community” means any inhabited and unincorporated territory that is surrounded or substantially surrounded by one or more cities or by one or more cities and a county boundary or the Pacific Ocean.

(5) “Legacy community” means a geographically isolated community that is inhabited and has existed for at least 50 years.

(b) On or before the due date for the next adoption of its housing element pursuant to Section 65588, each city or county shall review and update the land use element of its general plan, based on available data, including, but not limited to, the data and analysis developed pursuant to Section 56430, of unincorporated island, fringe, or legacy communities inside or near its boundaries. The updated land use element shall include all of the following:

(1) In the case of a city, an identification of each island or fringe community within the city’s sphere of influence that is a disadvantaged unincorporated community. In the case of a county, an identification of each legacy community within the boundaries of the county that is a disadvantaged unincorporated community,

1 but not including any area within the sphere of influence of any
2 city. This identification shall include a description of the
3 community and a map designating its location.

4 (2) For each identified community, an analysis of water,
5 wastewater, stormwater drainage, and structural fire protection
6 needs or deficiencies. For purposes of this section, “needs or
7 deficiencies” includes both deficient services and lack of services.
8 The analysis required by this paragraph shall consider the impacts
9 of climate change on specified services.

10 (3) An analysis, based on then existing available data, of benefit
11 assessment districts or other financing alternatives that could make
12 the extension of services to identified communities financially
13 feasible.

14 (c) On or before the due date for each subsequent revision of
15 its housing element pursuant to Section 65588, each city and county
16 shall review, and if necessary amend, its general plan to update
17 the analysis required by this section.

18 SEC. 8. No reimbursement is required by this act pursuant to
19 Section 6 of Article XIII B of the California Constitution because
20 a local agency or school district has the authority to levy service
21 charges, fees, or assessments sufficient to pay for the program or
22 level of service mandated by this act, within the meaning of Section
23 17556 of the Government Code.



LOS ANGELES COUNTY DISTRICT ATTORNEY'S OFFICE
BUREAU OF FRAUD AND CORRUPTION PROSECUTIONS
PUBLIC INTEGRITY DIVISION

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April 23, 2019

Paul A. Novak
Executive Officer
Local Agency Formation Commission
County of Los Angeles
80 South Lake Avenue, Suite 870
Pasadena, CA 91101

RECEIVED
2019 APR 30 AM 10:27

Re: Alleged Brown Act Violations by Sativa County Water District Board of Directors
Case P18-0338

Dear Mr. Novak,

In a letter dated July 26, 2018, you advised our office of alleged violations of the Ralph M. Brown Act (Government Code section 54950 et seq.) by the Board of Directors and staff of the Sativa County Water District ("District"). The allegations were raised by members of the public who testified at the July 11, 2018 meeting of the Local Agency Formation Commission for the County of Los Angeles ("LAFCO"). You provided the minutes and an audio recording of that meeting.

Your letter identified two specific allegations: (1) Meeting minutes were routinely delayed for several months before being posted on the District's website; and (2) After being posted on the website, minutes were frequently removed and later replaced with substantive changes. From the audio recording, additional allegations included: (3) Meeting agendas were physically posted at water well sites, but not at the District's office; (4) Recent agendas were not posted on the website; and (5) The niece of the Board president sat on the board, but did not live in the District's boundaries.

The Brown Act requires a local agency to post the agenda at least 72 hours before a regular meeting, "in a location that is freely accessible to members of the public and on the local agency's Internet Web site, if the local agency has one." (Gov. Code § 54954.2(a).) Therefore, if an agenda was not posted timely on the District's website, that would have constituted a violation. It is unclear whether the water well sites, where agendas were purportedly physically posted, were freely accessible to the public as required by the Brown Act. If they were, then posting agendas at those locations would have complied with the letter of the law, even if not necessarily the spirit of the law.

In contrast to the posting requirements for *agendas*, the Brown Act does not require that meeting *minutes* be posted on a local agency's web site. Nor does the Act speak to the accuracy of content

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of minutes. However, if minutes are drafted and provided to board members, then the minutes must be made available to the public for inspection at a physical location (Gov. Code § 54957.5). Therefore, the allegations regarding the minutes would not have constituted violations of the Brown Act.

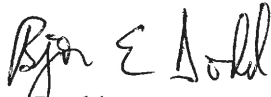
Finally, regarding the President's niece sitting on the Board, the Brown Act does not address the qualifications of a Board member, such as residing in the District. Separate statutes govern qualifications to hold a public office.

As stated above, if agendas were not timely posted on the District's web site, then violations of the Brown Act occurred. Regardless of whether the failure was by staff, the Board bears the ultimate responsibility to ensure compliance with the Brown Act. However, we are informed that LAFCO dissolved the Board effective November 1, 2018, and that the Los Angeles County Public Works Department assumed management of the District. With the Board no longer in existence, there is no corrective action to pursue, and the issue of any past Brown Act violation is moot.

We appreciate your concern for open government under the Brown Act and for bringing these allegations to our attention. However, because the issues are now moot, this case will be closed without further action.

Very truly yours,

JACKIE LACEY
DISTRICT ATTORNEY

By 
Bjorn Dodd
Deputy District Attorney