



Commission

Jerry Gladbach
Chair

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

Alternates

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

Staff

Paul A. Novak, AICP
Executive Officer

June D. Savala
Deputy
Executive Officer

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

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www.lalafco.org

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

Wednesday, March 11, 2015
9:00 a.m.

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

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

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

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

None.

6. CONSENT ITEM(S)

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

- a. Approve Minutes of February 11, 2015 (Regular Meeting).
- b. Approve Minutes of February 11, 2015 (Special Meeting).
- c. Operating Account Check Register for the month of February 2015.
- d. Receive and file update on pending applications.
- e. Annexation No. 1070 to Santa Clarita Valley Sanitation District of Los Angeles County and Mitigated Negative Declaration.
- f. Annexation No. 743 to Los Angeles County Sanitation District No. 21 and California Environmental Quality Act exemption.

7. PUBLIC HEARING(S)

None

8. PROTEST HEARING(S)

- a. Annexation No. 2013-06 (Jordan Downs) to the City of Los Angeles and Environmental Impact Report.

9. OTHER ITEMS

- a. Community Outreach
- b. Omnibus Bill

10. COMMISSIONERS' REPORT

Commissioners' questions for staff, announcements of upcoming events and opportunity for Commissioners to briefly report on their LAFCO-related activities since last meeting.

11. EXECUTIVE OFFICER'S REPORT

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

12. **PUBLIC COMMENT**

This is the opportunity for members of the public to address the Commission on items not on the posted agenda, provided that the subject matter is within the jurisdiction of the Commission. Speakers are reminded of the three-minute time limitation.

13. **FUTURE MEETINGS**

April 8, 2015

May 13, 2015 (Will be held in Room 374A)

June 10, 2015

July 8, 2015

14. **FUTURE AGENDA ITEMS**

Items not on the posted agenda which, if requested, will be referred to staff or placed on a future agenda for discussion and action by the Commission.

15. **ADJOURNMENT MOTION**

LAFCO

Local Agency Formation Commission
for the County of Los Angeles

 **DRAFT**

Commission

Jerry Gladbach
Chair

Richard H. Close
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www.lalafco.org

REGULAR MEETING

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

February 11, 2015

Present:

Jerry Gladbach, Chair

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

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

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

Absent:

Paul Krekorian, Alternate

1 CALL MEETING TO ORDER

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

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Jerry Gladbach.

CHAIR ANNOUNCEMENT

Chair Gladbach announced that this regular meeting will proceed first, followed by a special meeting. Chair Gladbach stated that both the regular meeting and special meeting would be adjourned at the same time.

3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

The Executive Officer (E.O.) read an announcement, asking that persons who made a campaign contribution of more than \$250 to any member of the Commission during the past twelve (12) months to rise and state for the record the Commissioner to whom such campaign contributions were made and the item of their involvement (None).

4 SWEARING-IN OF SPEAKER(S)

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

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

(None.)

6 CONSENT ITEM(S) – OTHER

The Commission took the following actions under Consent Items:

- a. Approved Minutes of January 14, 2015.
- b. Approved Operating Account Check Register for the month of January 2015.
- c. Received and filed update on pending applications.

- d. Adopted the Resolution Making Determinations Approving and Ordering Annexation No. 1067 to Santa Clarita Valley Sanitation District of Los Angeles County; Resolution No. 2015-05RMD.
- e. Adopted the Resolution Making Determinations Approving and Ordering Annexation No. 1072 to Santa Clarita Valley Sanitation District of Los Angeles County; Resolution No. 2015-06RMD.

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

[Supervisors Knabe and Antonovich arrived at 9:05 a.m.]

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

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- a. Annexation No. 2014-02 to Greater Los Angeles County Vector Control District (City of La Cañada Flintridge).

The E.O. summarized the staff report.

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

Commissioner LaBonge asked how many areas are not within a vector control district. The E.O. stated that there are two cities and one unincorporated area not within any vector control district; the first city, La Cañada Flintridge, is before the Commission today for approval; the second city is Baldwin Park. LAFCO staff and the San Gabriel Valley Mosquito and Vector Control District (SGVMVCD) will meet tomorrow to discuss the application process for the annexation of the City of Baldwin Park into SGVMVCD; and the unincorporated area of La Crescenta-Montrose is in process, pending the negotiated tax transfer resolution.

The Commission took the following action:

- Adopted the Resolution Making Determinations Approving Annexation No. 2014-02 to Greater Los Angeles County Vector Control District (City of La Canada Flintridge); Resolution No. 2015-07RMD.
- Pursuant to Government Code Section 57002, set April 8, 2015, at 9:00 a.m., as the date and time for Commission protest proceedings.

MOTION:	FINLAY
SECOND:	KUEHL
AYES:	CLOSE, DEAR, FINLAY, KNABE, KUEHL, LaBONGE, McCALLUM, MITCHELL (ALT. FOR SPENCE), GLADBACH
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	SPENCE
MOTION PASSES:	9/0/0

WELCOMING OF COMMISSIONER ANTONOVICH

Chair Gladbach introduced and congratulated Supervisor Antonovich, recently appointed as an alternate Commissioner. Supervisor Antonovich previously served as Commissioner between the years 1981 to 1986.

[Commissioner Spence arrived at 9:10 a.m.]

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- b. Annexation No. 739 to Los Angeles County Sanitation District No. 21 (Amendment to Los Angeles County Sanitation District No. 21 Sphere of Influence).

The E.O. summarized the staff report.

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

The Commission took the following action:

- Adopted the Resolution Making Determinations Approving and Ordering Annexation No. 739 to Los Angeles County Sanitation District No. 21 (Amendment to Los Angeles County Sanitation District No. 21 Sphere of Influence); Resolution No. 2015-08RMD.

MOTION:	DEAR
SECOND:	FINLAY
AYES:	CLOSE, DEAR, FINLAY, KNABE, KUEHL, LaBONGE McCALLUM, SPENCE, GLADBACH
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE
MOTION PASSES:	9/0/0

CHAIR ANNOUNCEMENT

Chair Gladbach announced and congratulated both Commissioners Spence and Mitchell for being re-appointed as LAFCO Commissioners by the City Selection Committee.

8 PROTEST HEARING(S)

(None.)

9 OTHER ITEMS

The following item was called up for consideration:

- a. Draft Policy Concerning Proposals Requesting Out-of-Agency Service Extension or Exemption Pursuant to Government Code Section 56133.

The E.O. summarized the staff report.

Commissioner Mitchell stated that an exception should be made to eliminate the required 21-day notice if there is an impending health or safety threat to the public. Commissioner Mitchell suggested that a special meeting or an emergency meeting be called to expedite the process. The E.O. stated that there is always the potential for the Commission to hold a special meeting or an emergency meeting. An meeting could also be convened by teleconference from publically accessible locations, assuming a quorum can be achieved.

Commissioner LaBonge asked the E.O. how the Commission would act upon a natural disaster, such as, an earthquake. The E.O. stated that the Commission could call a special meeting or an emergency meeting.

Chair Gladbach suggested that the draft policy include a provision that in the event of an imminent threat to the health and safety of the public, a special meeting or emergency meeting could be called without the usual 3-day notice. Supervisor Knabe agreed with Chair Gladbach's suggestion to include a provision within the policy.

Legal Counsel, Helen Parker, stated that in a real emergency, the Brown Act is suspended and not an obstacle. Noticing can take place after the Commission calls a meeting. A special meeting only requires a 24-hour notice.

Commissioner Smith stated that in an emergency, such as, an earthquake, public agencies cooperate as needed by virtue of mutual aid agreements.

The E.O. recommended that the Commission adopt the draft policy "as-is", and that staff will report back to the Commission at a later date with new language regarding special meetings and emergency meetings.

The Commission took the following action:

- Adopted the draft policy (Proposals Requesting an Out-of-Agency Service Extension or Exemption Pursuant to Government Code Section 56133); and
- Directed the Executive Officer to report back to the Commission with revisions to the policy regarding noticing requirements for emergency situations.

MOTION:	KUEHL
SECOND:	FINLAY
AYES:	CLOSE, DEAR, FINLAY, KNABE, KUEHL, LaBONGE, McCALLUM, SPENCE, GLADBACH
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE
MOTION PASSES:	9/0/0

9 OTHER ITEMS

The following item was called up for consideration:

- b. Report on Mapping "Clean-up" Actions.

The E.O. stated that there was no written staff report associated with Agenda Item 9.b. The E.O. gave a brief PowerPoint presentation regarding ongoing staff corrections of mapping errors and inconsistencies.

The E.O. stated that in 2013, staff discovered that portions of the City of Los Angeles were within Burbank's Sphere of Influence (SOI). Both cities were notified and agreed for LAFCO to "pull-back" Burbank's SOI boundary. The Burbank SOI boundary is now aligned and consistent with its city boundary.

The City of Lawndale SOI map includes an unincorporated area (labeled as "1" on map, located between Crenshaw Boulevard and Prairie Avenue, east of Lawndale). The E.O. stated that at one point this area was within the SOI boundaries of three cities: Gardena, Hawthorne, and Lawndale. In 2005, the Commission approved the removal of the Joint SOI for the cities of Gardena and Hawthorne. Unfortunately, the LAFCO map still showed area "1" being within Gardena's SOI. Staff checked the records and determined that the City of Gardena SOI map has been corrected. Area "1" is now only within the Lawndale SOI boundary.

The E.O. stated that back in 2011, staff discovered that there were eleven areas that Los Angeles County Waterworks District No. 40, Antelope Valley; was serving outside its jurisdictional boundaries and SOI boundary. These areas were consolidated into four separate applications. All of the areas have been approved by the Commission. The E.O. stated the last approval was at the November 2014 meeting.

The E.O. stated that there are several other mapping issues, which staff is attempting to resolve. The City of Avalon current SOI boundary extends into the Pacific Ocean. The E.O. stated this is unusual, since all other coastal cities do not have SOI boundaries which extend into the ocean. Area "1" labeled on the map has municipal uses, including a landfill. The City of Avalon SOI boundary does not include a portion of the landfill, and the City of Avalon plans to annex the territory at a future date. LAFCO staff is working with the City of Avalon to address these issues.

Currently there is a Joint SOI, an unincorporated area indicated as red-hatched on the map, for both the cities of La Mirada and Whittier. The E.O. stated that LAFCO staff is continuing to talk with representatives of both cities to resolve the issue.

A portion of the City of Los Angeles is within the Burbank SOI boundary. The E.O. stated the area in question, labeled as area "2", is just above the Burbank Bob Hope Airport. Most of the territory, located within the "triangle", is owned by the Burbank-Glendale-Pasadena Airport Authority. Most of the "triangle" area is fenced off to the public and is used as a buffer zone for the airport. The E.O. stated that staff will reach out to the City of Los Angeles, the City of Burbank, and the Airport Authority to resolve these issues.

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The E.O. stated that there are areas where one district, Los Angeles County Waterworks District No. 29, Malibu (District No. 29) and Las Virgenes Municipal Water District (LVMWD), is servicing territory that is within another district's boundary. The inverted "L" shaped area is not within any district's SOI boundary. The area in green is being serviced by the LVMMD. District No. 29 plans to submit several applications for reorganization, and LVMWD plans to submit an application for annexation with a concurrent SOI amendment within the next three to six months.

After the protest hearing in April, the City of La Cañada Flintridge will be within the Greater Los Angeles County Vector Control District (GLACVCD) boundary. The GLACVCD has a pending application to annex the unincorporated area of La Crescenta-Montrose. The E.O. stated that staff will meet this week to address the City of Baldwin Park, which is proposed to be annexed into the San Gabriel Valley Mosquito and Vector Control District.

A portion of the City of Gardena (indicated as a red-hatched area on map) is currently within the Los Angeles County West Vector Control District (LACWVCD). The City of Gardena is mostly within the Greater Los Angeles County Vector Control District (GLACVCD). When this portion of the territory was annexed to the City of Gardena, the LACWVCD and GLACVCD boundaries were not adjusted accordingly. The E.O. stated that GLACVCD will submit an application to annex with a concurrent SOI amendment within the next 60-90 days.

Currently, there are three areas that have overlapping boundaries with both Quartz Hill Water District and Los Angeles County Waterworks District No. 40, Antelope Valley. These areas have been within both of the retail water districts for decades. Staff is working with both districts to submit an application for detachment. The E.O. stated that staff anticipates receiving an application within the next several months.

The E.O. stated all of these areas "clean-up" actions are consistent with LAFCO's mission statement, which is to create logical boundaries.

Commissioner LaBonge asked how LAFCO determines the boundary of a freeway between two jurisdictions. The E.O. stated that staff prefers that a freeway be within one jurisdictional boundary.

10 COMMISSIONERS' REPORT

Commissioner LaBonge stated he visited the Wells Fargo History Museum, located in the Wells Fargo Center in downtown Los Angeles, which contains old Los Angeles County boundary maps. He encouraged Commissioners and staff to visit the museum.

Commissioners Dear and Chair Gladbach stated they attended the CALAFCO Southern Region meeting on Monday, January 26th. They both stated that it was a productive meeting.

Chair Gladbach stated that he attended the CALAFCO Legislative Committee on Thursday, January 29th. The committee discussed legislation for LAFCOs to have more control over land use, transportation, agriculture preservation, groundwater sustainability, and mutual water companies.

11 EXECUTIVE OFFICER'S REPORT

The E.O., on behalf of staff, welcomed back Supervisor Antonovich as a LAFCO Commissioner.

The E.O. congratulated Commissioners Spence and Mitchell for being re-appointed by the City Selection Committee. The E.O. stated that Commissioner Spence's new term will expire in May 2018 and Commissioner Mitchell's new term will expire in May 2019.

12 PUBLIC COMMENT

(None).

13 FUTURE MEETINGS

March 11, 2015
April 8, 2015
May 13, 2015 (Will be held in Room 374A)

14 FUTURE AGENDA ITEMS

(None.)

[Commissioner LaBonge left at 9:39 a.m.]

Chair Gladbach started the special meeting of February 11th.

(For details, see separate Special Meeting Minutes of February 11, 2015)

ADJOURNMENT MOTION CONCURRENT WITH END OF BOTH REGULAR MEETING AND SPECIAL MEETING

On motion of Commissioner Finley, seconded by Commissioner Kuehl, the meeting was adjourned at 9:42 a.m.

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Respectfully submitted,

Paul A. Novak, AICP
Executive Officer



Local Agency Formation Commission
for the County of Los Angeles

 **DRAFT**

Commission

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SPECIAL MEETING

MINUTES OF THE LOCAL AGENCY FORMATION COMMISSION

FOR THE COUNTY OF LOS ANGELES

February 11, 2015

Present:

Jerry Gladbach, Chair

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

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

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

Absent:

Tom LaBonge

Paul Krekorian, Alternate

1 CALL MEETING TO ORDER

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

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Jerry Gladbach at the regular meeting.

3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

At the regular meeting, the Executive Officer (E.O.) read an announcement, asking that persons who made a campaign contribution of more than \$250 to any member of the Commission during the past twelve (12) months to rise and state for the record the Commissioner to whom such campaign contributions were made and the item of their involvement (None).

4 OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO ADDRESS THE COMMISSION
ON LISTED AGENDA ITEMS

(None.)

5 OUTSIDE EMPLOYMENT REQUEST OF EXECUTIVE OFFICER IN ACCORDANCE
WITH EMPLOYMENT AGREEMENT

The E.O. presented a staff report requesting that the Commission approve a request to perform outside employment. Because the potential outside employment involves administrative proceedings on a proposed development in Commissioner LaBonge's Council District in the City of Los Angeles, the E.O. indicated that he had discussed the matter in advance with Commissioner Tom LaBonge. The E.O. stated that he had also spoken with the Commission's legal counsel concerning the proposed outside employment.

Commissioner Close asked if the E.O. would be consulting in his capacity as the Executive Officer of LAFCO. The E.O. stated that he is not consulting or testifying as a LAFCO E.O. The E.O. stated that there are no LAFCO-related issues relative to this case, and that the area is not within an unincorporated area. The E.O. stated that his expert witness consultation is based on his experience with City land use planning and California Environmental Quality Act (CEQA) issues.

Commissioner Finlay asked the E.O. how long he would be hired as an expert witness. The E.O. indicated that this case involved a zoning approval by a zoning administrator, which had been appealed to an area planning committee. The E.O. stated that the case might be further appealed to the Los Angeles City Council. The E.O. stated he is not sure how long he would be hired as

an expert witness. The E.O. indicated that the length of the case depends on if there is resolution, settlement, or if the case is further appealed.

The Commission took the following action:

- Authorized the Executive Officer to accept outside employment from the Channel Law Group to provide expert witness testimony relative to the proposed development of three single-family dwellings on Stanley Hills Drive in the City of Los Angeles.

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

ADJOURNMENT MOTION CONCURRENT WITH THE END OF BOTH THE REGULAR MEETING AND SPECIAL MEETING

On motion of Commissioner Finley, seconded by Commissioner Kuehl, the meeting was adjourned at 9:42 a.m.

Respectfully submitted,

Paul A. Novak, AICP
Executive Officer

3:23 PM

03/02/15

Accrual Basis

LAFCO 03 REGISTER REPORT February 2015

Type	Date	Num	Name	Memo	Amount	Balance
10000 Cash Unrestricted						
10003 Operating Account						
Bill Pmt -Check	2/2/2015	7436	80 South Lake LLC	NO000758-1	-6,940.93	-6,940.93
Bill Pmt -Check	2/2/2015	7437	Accountemps	Cust#00490-001923000, G. D...	-113.40	-7,054.33
Bill Pmt -Check	2/2/2015	7438	CTS Glendale	LAFCO, January 2015	-550.00	-7,604.33
Bill Pmt -Check	2/2/2015	7439	June Savala	Reimbursement: CCL Annual ...	-14.00	-7,618.33
Bill Pmt -Check	2/2/2015	7440	Los Angeles County ...	Annexation No. 2014-02: Great...	-75.00	-7,693.33
Bill Pmt -Check	2/2/2015	7441	Thomas Denton Eng...	2 Sets vinyl letters: Antonovich...	-132.13	-7,825.46
Bill Pmt -Check	2/2/2015	7442	Office Depot*		-93.50	-7,918.96
Bill Pmt -Check	2/2/2015	7443	LACERA	Employee/Employer contributi...	-15,510.14	-23,429.10
Bill Pmt -Check	2/5/2015	7444	Accountemps	Cust#00490-001923000, G. D...	-113.40	-23,542.50
Bill Pmt -Check	2/5/2015	7445	Charter Communicati...	Acct#8245100171576933, 02/...	-454.01	-23,996.51
Bill Pmt -Check	2/5/2015	7446	Douglass Dorado*	Reimbursement: parking/milea...	-142.72	-24,139.23
Bill Pmt -Check	2/5/2015	7447	Office Depot*		-114.65	-24,253.88
Bill Pmt -Check	2/5/2015	7448	Patricia Knoebl-Wood*	Reimbursement: CCL Clerk Mtg	-88.00	-24,341.88
Bill Pmt -Check	2/5/2015	7449	Registrar-Recorder/C...	Annexation 739 LA Cty Sanitat...	-75.00	-24,416.88
Bill Pmt -Check	2/5/2015	7450	Sheila A Kuehl*	Reimbursement: Fed/SS/CADI...	-10.66	-24,427.54
Deposit	2/9/2015			Deposit	75.00	-24,352.54
Check	2/15/2015	DM	Ambar De La Torre	Salary, February 15, 2015	-1,694.40	-26,046.94
Check	2/15/2015	DM	Douglass Dorado	Salary, February 15, 2015	-2,512.10	-28,559.04
Check	2/15/2015	DM	Michael E. Henderson	Salary, February 15, 2015	-1,942.78	-30,501.82
Check	2/15/2015	DM	Patricia Knoebl-Wood	Salary, February 15, 2015	-1,098.82	-31,600.64
Check	2/15/2015	DM	Paul Novak	Salary, February 15, 2015	-4,457.83	-36,058.47
Check	2/15/2015	DM	Alisha O'Brien	Salary, February 15, 2015	-1,881.48	-37,939.95
Check	2/15/2015	dm	June D. Savala	Salary, February 15, 2015	-3,665.68	-41,605.63
Check	2/15/2015	DM	Federal Tax Deposit	Payroll Taxes, February 15, 20...	-4,475.32	-46,080.95
Check	2/15/2015	DM	State Income Tax	Payroll Taxes, February 15, 20...	-1,177.39	-47,258.34
Deposit	2/17/2015			Deposit	5,000.00	-42,258.34
Bill Pmt -Check	2/17/2015	7451	Accountemps	Cust#00490-001923000, G. D...	-113.40	-42,371.74
Bill Pmt -Check	2/17/2015	7452	CALAFCO*		-595.00	-42,966.74
Bill Pmt -Check	2/17/2015	7453	Certified Records Ma...	Cust#00271, 01/01/15-01/31/15	-225.57	-43,192.31
Bill Pmt -Check	2/17/2015	7454	CoreLogic	Acct#200-694038-RR657541-2...	-28.92	-43,221.23
Bill Pmt -Check	2/17/2015	7455	Daily Journal	Cust#1124120362	-31.00	-43,252.23
Bill Pmt -Check	2/17/2015	7456	Donald Dear*	Reimbursement: CCL Annual ...	-166.81	-43,419.04
Bill Pmt -Check	2/17/2015	7457	Edward J. Gladbach	Reimbursement: CCL Annual ...	-448.96	-43,868.00
Bill Pmt -Check	2/17/2015	7458	LACERA	LAFCO OPEB: Jan 2015, Cale...	-833.52	-44,701.52
Bill Pmt -Check	2/17/2015	7459	Paul A. Novak	Reimbursement: CALAFCO A...	-68.00	-44,769.52
Bill Pmt -Check	2/17/2015	7460	Ricoh Americas Corp	036-0027688-000	-1,568.36	-46,337.88
Bill Pmt -Check	2/17/2015	7461	Ricoh USA, Inc.	Cust#13725307, 11/01/14-01/3...	-372.83	-46,710.71
Bill Pmt -Check	2/19/2015	7462	Accountemps	Cust#00490-001923000, G. D...	-106.31	-46,817.02
Bill Pmt -Check	2/19/2015	7463	County Counsel	Legal Services: Decemberr 2014	-4,908.68	-51,725.70
Bill Pmt -Check	2/19/2015	7464	LA County Chief Ad...	Cust#C000766, Oct-Nov 2014	-678.20	-52,403.90
Bill Pmt -Check	2/19/2015	7465	Mail Finance	Cust#416653, 12-Mar-15 to 11...	-139.26	-52,543.16
Bill Pmt -Check	2/19/2015	7466	Office Depot*		-97.65	-52,640.81
Bill Pmt -Check	2/19/2015	7467	TelePacific Commun...	Acct#120143	-9.30	-52,650.11
Bill Pmt -Check	2/19/2015	7468	Tropical Interior Plants	Service: January 2015	-100.00	-52,750.11
Bill Pmt -Check	2/25/2015	7469	80 South Lake LLC	NO000758-1	-6,940.93	-59,691.04
Bill Pmt -Check	2/25/2015	7470	Accountemps	Cust#00490-001923000, G. D...	-106.31	-59,797.35
Bill Pmt -Check	2/25/2015	7471	ATT	Acct#990566760, 01/10/15-02/...	-197.11	-59,994.46
Bill Pmt -Check	2/25/2015	7472	Office Depot*		-95.04	-60,089.50
Check	2/27/2015	DM	Amber DeLaTorre*	Salary, February 28, 2015	-1,694.40	-61,783.90
Check	2/27/2015	DM	Douglass Dorado	Salary, February 28, 2015	-2,512.11	-64,296.01
Check	2/27/2015	DM	Michael E. Henderson	Salary, February 27, 2015	-1,942.79	-66,238.80
Check	2/27/2015	DM	Patricia Knoebl-Wood	Salary, February 27, 2015	-1,098.82	-67,337.62
Check	2/27/2015	DM	Paul A. Novak	Salary, February 27, 2015	-4,457.82	-71,795.44
Check	2/27/2015	DM	Alisha O'Brien	Salary, February 27, 2015	-1,881.48	-73,676.92
Check	2/27/2015	DM	June D. Savala	Salary, February 27, 2015	-3,665.69	-77,342.61
Check	2/27/2015	DM	Federal Tax Deposit	Payroll Taxes, February 27, 20...	-4,475.30	-81,817.91
Check	2/27/2015	DM	State Income Tax	Payroll Taxes, February 27, 20...	-1,177.39	-82,995.30
Check	2/27/2015	89561892	Lori W. Brogin	Stipend, February 11, 2015	-147.82	-83,143.12
Check	2/27/2015	89561893	Richard Close	Stipend, February 2015	-147.82	-83,290.94
Check	2/27/2015	89561890	Michael D. Antonovich	Stipend, February 2015 (First)	-105.19	-83,396.13
Check	2/27/2015	DM	Donald L. Dear	Stipend February 27, 2015	-147.83	-83,543.96
Check	2/27/2015	89561894	Margaret E. Finlay	Stipend, February 27, 2015	-147.83	-83,691.79
Check	2/27/2015	89561895	Edward G. Gladbach	Stipend, February 27, 2015	-147.83	-83,839.62
Check	2/27/2015	89561896	Donald Knabe	Stipend, February 27, 2015	-147.83	-83,987.45

Type	Date	Num	Name	Memo	Amount	Balance
Check	2/27/2015	89561897	Shelia Kuehl	Stipend, February 2015	-124.93	-84,112.38
Check	2/27/2015	DM	Gerard McCallum II	Stipend, February 27, 2015	-147.83	-84,260.21
Check	2/27/2015	89561898	Judith Mitchell	Stipend, February 27, 2015	-147.83	-84,408.04
Check	2/27/2015	DM	Joseph Ruzicka*	Stipend, February 27, 2015	-147.83	-84,555.87
Check	2/27/2015	89561899	Greig L. Smith	Stipend, February 27, 2015	-147.83	-84,703.70
Check	2/27/2015	DM	David Spence	Stipend, February 27, 2015	-147.83	-84,851.53
Check	2/27/2015	DM	Thomas J LaBonge	Stipend, February 27, 2015	-147.83	-84,999.36
Check	2/27/2015	DM	Federal Tax Deposit	Payroll Taxes (Stipend) Feb 27...	-80.91	-85,080.27
Check	2/27/2015	DM	State Income Tax	Payroll Taxes (Stipend - MDA...	-10.00	-85,090.27
Total 10003 Operating Account					-85,090.27	-85,090.27
Total 10000 Cash Unrestricted					-85,090.27	-85,090.27
TOTAL					-85,090.27	-85,090.27

AGENDA ITEM NO. 6d - March 11, 2015
PENDING APPLICATIONS AS OF March 2, 2015

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
1	AOB	Annexation No. 2003-08(40-23/4-103) to Los Angeles County Waterworks District No. 40	LA County Waterworks District 40	Annex 19.69 acres. 42 existing single-family homes located at the NE corner of Ave N and 55th St W in the City of Palmdale.	April agenda	11/4/2003	Unknown
2	AOB	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
3	AOB	Annexation No. 2006-46 to Los Angeles County Waterworks District No. 40	New Anaverde, LLC	Annex 1,567 acres of vacant land located near Lake Elizabeth Road and Avenue S in the city of Palmdale. Will be developed into 313 single family home.	Incomplete filing: CEQA, registered voter labels, landowner labels, and approved map and legal.	10/5/2006	Unknown
4	AOB	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
5	DD	Annexation No. 2007-04 City of Industry	City of Industry	Annexation of 14.8 acres to the City of Industry. The subject territory consists principally of a street right-of-way along Valley Blvd., between Morningside Drive and the City of Industry and City of Pomona boundary line.	Notice of Filing sent 6-6-07 Incomplete filing: property tax transfer resolution, registered voter and landowner labels, map of limiting addresses, and list of limiting addresses.	1/4/2007	Unknown
6	AOB	Annexation No. 2007-18 to Los Angeles County Waterworks District No. 40	Michael Roach/ LACWD	Annex 130.29 acres of inhabited located between Avenue K & K-8 and between 30th and 35th Streets East, in the City of Lancaster.	Notice of Filing sent 01/16/08. Incomplete filing: approved map and legal.	6/5/2007	Unknown
7	AOB	Annexation No. 2007-29 to Quartz Hill Water District - SOI amendment	Kimberly Juday	Annex 5.08 acres of vacant land located at NEC of Avenue L-12 & 37th Street West, in the City of Lancaster. Future development of 7 single family homes	Notice of Filing sent 05/28/08. Incomplete filing: property tax transfer resolution.	1/4/2008	Unknown
8	AOB	Annexation 2008-13 to Los Angeles County Waterworks District No. 40	Lancaster School Dist.	Annex 20.47 acres of vacant land located 2 miles west of the Antelope Valley frw. And the nearest paved major streets are ave. H. And Ave. I, in the City of Lancaster. For future construction of a school.	Notice of Filing sent 04/22/09. Incomplete filing: property tax transfer resolution, CEQA,	9/22/2008	Unknown
9	AOB	Annexation No. 2008-09 to Los Angeles County Waterworks District No. 37	Watt Enterprises LTD	Annex 272 Acres vacant land located on Escondido Canyon Road (area B) and Hubbard Road (area A) Angeles Forest Highway and Vincent Road	Notice of Filing sent 02/24/09. Incomplete filing: property tax transfer resolution and CEQA	12/5/2008	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
10	AOB	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.	6/9/2010	Unknown
11	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	10/25/2010	Unknown
12	AOB	Reorganization 2011-16 (Tesoro del Valle)	NCWD/CLWA	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.	5/5/2011	Unknown
13	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
14	DD	City of Carson Annexation 2011-25 (Rancho Dominguez)	City of Carson	1,710 acres located south of the 91 Freeway, west of the 710 Freeway, north of Del Amo Blvd., and east of Wilmington Ave.	Notice of Filing sent 12-29-11 Incomplete filing: property tax transfer resolution, stamped NOD, map of limiting addresses, approved map and legal	12/27/2011	Unknown
15	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
16	AOB	Annexation 2012-19 Walnut Valley Water District	Walnut Valley Water District	550.52 acres: Northwestern portion of City of Walnut. Recently developed hillside surrounded by housing developments to the North and East, fronted by Amar Rd on the South and an existing closed landfill on the West.	Notice of Filing sent 04-16-13. Incomplete filing: property tax transfer resolution and approved map and legal.	1/3/2013	Unknown
17	AOB	Annexation 2012-13 County Waterworks District No. 37	LA County Waterworks District 37	The proposed annexation areas consists of residential tracts of single family homes on large lots, are bordered by other residential tracts and by vacant land.	Notice of Filing sent 03-07-13. Incomplete filing: property tax transfer resolution and approved map and legal.	1/31/2013	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
18	AOB	Annexation 2012-01 County Waterworks District No. 40 (Antelope Valley Christian Ctr)	LA County Waterworks District 40	Southwest corner of 30th St. East and Avenue K-8, APN 3170-008-001. Also known as the North 1/2 of the Southeast 1/4 of Section 30, Township 7 North, Range 11 West, San Bernardino Meridian.	Notice of Filing sent 03-07-13. Incomplete filing: property tax transfer resolution.	2/20/2013	Unknown
19	AOB	Reorganization No. 2013-01 to Newhall County Water District (Castaic High School)	Newhall County Water District	Detach from Los Angeles County Waterworks District No. 36, Val Verde and annex to Newhall County Water District. Located at the northwest corner of Romero Canyon Road and Canyon Hill Road, in the unincorporated community of Castaic.	Notice of Filing sent 06-19-13. Incomplete filing: property tax transfer resolution and approved map and legal.	4/3/2013	Unknown
20	DD	Reorganization No. 2013-04 City of Rolling Hills	City of Rolling Hills	The application involves approximately .54 acres of uninhabited territory. The subject territory is generally located at the intersection of Silver Spur Road and Crenshaw Blvd in the City of Rolling Hills.	Notice of Filing sent 6-27-13 Incomplete filing: property tax transfer resolution, landowner and registered voter labels, map of limiting addresses, and list of limiting addresses.	6/26/2013	unknown
21	DD	Annexation No. 2013-06 to the City of Los Angeles (Jordan Downs)	City of Los Angeles	41.72 acres located along Alameda St between East 97th Street and East 103rd Street, adjacent to the City of Los Angeles.	March agenda	8/28/2013	Mar-2015
22	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1070	Sanitation Districts	12.24 acres located approximately 1,000 feet west of Whiles Canyon Road and approximately 500 feet south of Sidani Lane, all within unincorporated Los Angeles County.	March agenda	3/3/2014	Apr-2015
23	DD	Annexation 2014-04 to the City of Calabasas	City of Calabasas	annex approximately 43.31± acres of uninhabited territory to the City of Calabasas. The affected territory is generally located along Agoura Road between Liberty Canyon Road and Malibu Hills Road, in Los Angeles County unincorporated territory adjacent to the City of Agoura Hills and Calabasas.	Notice of Filing sent 3-20-14 Incomplete filing: property tax transfer resolution, CEQA, pre-zoning ordinance, radius map, landowner and registered voter labels, landowner consent letter, approved map and legal	3/18/2014	Unknown
24	AOB	Annexation No. 2014-02 to Greater Los Angeles County Vector Control District	Greater Los Angeles County Vector Control District	Annex the entire City of La Canada Flintridge (approx. 5,440 ± acres) into the Greater Los Angeles County Vector Control District.	Protest Hearing April agenda	4/16/2014	Unknown
25	AOB	Reorganization No. 2014-06 to Los Angeles County Waterworks District No. 29, Malibu	NSRS Trust	Detach 2 acres located on Palm Canyon Lane, unincorporated territory, from Las Virgenes Municipal Water District and annex said territory to Los Angeles County Waterworks District No. 29, Malibu.	Notice of Filing sent 06-19-14. Incomplete filing: property tax transfer resolution, CEQA, and approved map and legal.	5/21/2014	Unknown
26	AD	Annexation 743 to District No. 21	Sanitation Districts	1.5 acres located on Mt. Baldy Road approximately 250 feet north of the terminus of New Hampshire Avenue, all within the unincorporated Los Angeles County.	March agenda	6/23/2014	Apr-2015
27	AD	Annexation 742 to District No. 21	Sanitation Districts	8,380 acres. Two parcels. Parcel 1 is located on Sumner Avenue approximately 100 feet south of Baseline Road. Parcel 2 is located at the southeast intersection of Towne Avenue and Baseline Road, all within the City of Claremont	Pending	7/15/2014	Unknown
28	AD	Annexation 741 to District No. 21	Sanitation Districts	1.8 acres located on Baseline Road approximately 200 feet west of Oxford Avenue, all within the City of Claremont.	Pending	7/15/2014	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
29	AOB	Annexation No. 2014-09 to Los Angeles County Waterworks District No. 36, Val Verde (Los Valles Development)	SFI Los Valles LLC	SOI Amendment and Annexation of 10± acres located north of Halsey Canyon Road and Los Valles Drive, all within unincorporated territory of Castaic	Notice of Filing sent 10-02-14. Incomplete filing: property tax transfer resolution, CEQA, and approved map and legal.	7/15/2014	Unknown
30	AD	Annexation 744 to District No. 21	Sanitation Districts	0.75 acres located on Pomello Drive approximately 300 feet west of Padua Avenue, all within the City of Claremont.	Pending	8/13/2014	Unknown
31	AD	Annexation 419 to District No. 22	Sanitation Districts	1.8 acres located on Ranch Road approximately 1,500 feet north of Sierra Madre Avenue, all within the City of Azusa.	Pending	8/13/2014	Unknown
32	AOB	Annexation No. 2014-13 to Los Angeles County Waterworks District No. 40, Antelope Valley	Lebata, Inc.	310.96 acres located near Avenue T and 126th Street East, in unincorporated County territory, near the community of Pearblossom. Install and operate a new sand and gravel mining operation.	Notice of Filing sent 09-30-14. Incomplete filing: property tax transfer resolution, CEQA, radius labels, mailing labels of landowners and registered voters, approved map and legal.	9/29/2014	Unknown
33	AD	Annexation 740 to District No. 21	Sanitation Districts	6.581 acres located on Rio Rancho Road directly north of the 60 Freeway, all within the City of Pomona.	Pending approval of tax resolution.	10/6/2014	Unknown
34	AD	Annexation 417 to District No. 14	Sanitation Districts	0.76 acres located on Avenue M-4 approximately 300 feet west of 55th Street West, all within unincorporated Los Angeles County.	Pending approval of tax resolution.	10/21/2014	Unknown
35	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation No. 1071	Sanitation Districts	0.921 acres located on Placeritos Boulevard between Meadowview Avenue and Aden Avenue, all within the City of Santa Clarita.	pending approval of tax resolution	10/27/2014	Unknown
36	AOB	Annexation No. 2014-11 to Greater Los Angeles County Vector Control District	Greater Los Angeles County Vector Control District	Annex the entire unincorporated County territory of La Crescenta-Montrose (3.4 square miles) into Greater Los Angeles County Vector Control District.	Notice of Filing sent 11-10-14. Incomplete filing: property tax transfer resolution.	11/4/2014	Unknown
37	DD	Reorganization No. 2014-03 to the City of Calabasas	City of Calabasas	176± acres immediately north of and adjacent to the 101 freeway between the City of Calabasas and Hidden Hills.	Notice of Filing sent 1-8-15. Incomplete filing: property tax transfer resolution, CEQA, pre-zoning ordinance, radius map, mailing labels of landowners and registered voters, approved map and legal.	12/10/2014	Unknown
38	AD	Annexation 422 to District No. 22	Sanitation Districts	2.495± acres located on Mount Olive Drive approximately 400 feet east of Woodlyn Lane, all within the City of Bradbury.	Pending approval of tax resolution	1/7/2015	Unknown
39	AD	Annexation 420 to District No. 22	Sanitation Districts	40.789 acres. The affected territory has two parcels. Parcel 1 is located on De Anza Heights Drive approximately 200 feet east of Walnut Avenue, within the City of San Dimas. Parcel 2 is located on Puddingstone Drive approximately 1,500 feet east of Walnut Avenue, within the City of La Verne.	Pending approval of tax resolution	2/10/2015	Unknown

Staff Report

March 11, 2015

Agenda Item No. 6.e.

Annexation No. 1070 to Santa Clarita Valley Sanitation District of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	12.24± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution or Petition:	February 12, 2014
Application Filed with LAFCO:	March 3, 2014
Location:	The affected territory is located approximately 1,000 feet west of Whites Canyon Road and approximately 500 feet south of Sidani Lane.
City/County:	Los Angeles County unincorporated territory
Affected Territory:	The affected territory is being developed to include 40 proposed single-family homes, located within a vacant residential area. The topography is flat.
Surrounding Territory:	Surrounding territory is residential and vacant.
Landowner(s):	Plum Canyon 40 LLC
Registered Voters:	0 registered voters as of October 20, 2014
Purpose/Background:	For the District to provide off-site sewage disposal service
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Within SOI:	Yes
Waiver of Notice/Hearing/Protest:	Yes

CEQA Clearance:

The California Environmental Quality Act (CEQA) clearance is a Mitigated Negative Declaration adopted by the Los Angeles County Department of Regional Planning, as lead agency, on March 28, 2007.

Additional Information:

None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 0 residents as of February 14, 2014. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 120 residents.

The affected territory is 12.24+/- acres. The affected territory is being developed to include 40 proposed single-family homes.

The assessed valuation is \$969,614 as of February 14, 2014. The per capita assessed valuation issue does not apply because the affected territory is unpopulated. On October 7, 2014, 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 to the north, south and west. The affected territory is likely to experience modest growth in the next ten years. The adjacent areas are likely to experience modest growth in the next ten years.

b. Governmental Services and Controls:

The affected territory will be developed to include 40 proposed single-family homes which require organized governmental services. The affected territory will require governmental services indefinitely.

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

c. Proposed Action and Alternative Actions:

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

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

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

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

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

e. *Agricultural Lands:*

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

f. *Boundaries:*

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

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

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

g. *Consistency with Regional Transportation Plan:*

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

h. *Consistency with Plans:*

The proposal is consistent with the existing County's General Plan designation of Suburban Residential (H5).

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 present area is not currently serviced by the District, the area was included in the future service area that might be served by the District. The District's future wastewater management needs were addressed in the 2015 Santa Clarita Valley Joint Sewerage System Facilities Plan and EIR.

l. *Timely Availability of Water Supplies:*

There are no known issues regarding water supply or delivery.

m. *Regional Housing:*

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

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

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

o. *Land Use Designations*

The proposal is consistent with the existing County's General Plan designation of Suburban Residential (H5).

The proposal is consistent with the existing County zoning designation of Residential Planned Development (RPD 5000).

p. *Environmental Justice:*

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

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The CEQA clearance is a Mitigated Negative Declaration adopted by the Los Angeles County Department of Regional Planning, as lead agency, on March 28, 2007. Acting in its role as a responsible agency, and with respect to Annexation No. 1070, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Mitigated Negative Declaration adopted by the Los Angeles County Department of Regional Planning, and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the Mitigation Monitoring Program previously adopted by the lead agency in connection with its approval of the project.

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 Approving and Ordering Annexation No. 1070 to Santa Clarita Valley Sanitation District of Los Angeles County.

RESOLUTION NO. 2015-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 1070 TO SANTA CLARITA VALLEY SANITATION DISTRICT
OF LOS ANGELES COUNTY"

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

WHEREAS, the proposed annexation consists of approximately 12.24± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1070 to Santa Clarita Valley Sanitation District of Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal for 40 proposed single-family homes; and

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

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

WHEREAS, the Executive Officer set the item for consideration for March 11, 2015 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on March 11, 2015, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. 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.

2. The Commission, acting in its role as a responsible agency with respect to Annexation No. 1070 to Santa Clarita Valley Sanitation District of Los Angeles County, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the Mitigated Negative Declaration adopted on March 28, 2007 by the Los Angeles County Department of Regional Planning, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. The Commission finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the Mitigation Monitoring Plan, previously adopted by the lead agency in connection with its approval of the project.
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 12.24± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1070 to Santa Clarita Valley Sanitation District of Los Angeles County".
5. Annexation No. 1070 to Santa Clarita Valley Sanitation District of Los Angeles County is hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
 - b. The effective date of the annexation shall be the date of recordation.
 - c. Payment of Registrar-Recorder/County Clerk and State Board of Equalization fees.
 - d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
 - e. The regular County assessment roll shall be utilized by the District.
 - f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
 - g. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
 - h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to 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 11th day of March 2015.

MOTION:

SECOND:

AYES:

NOES:

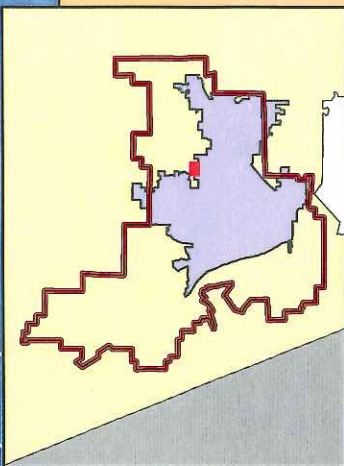
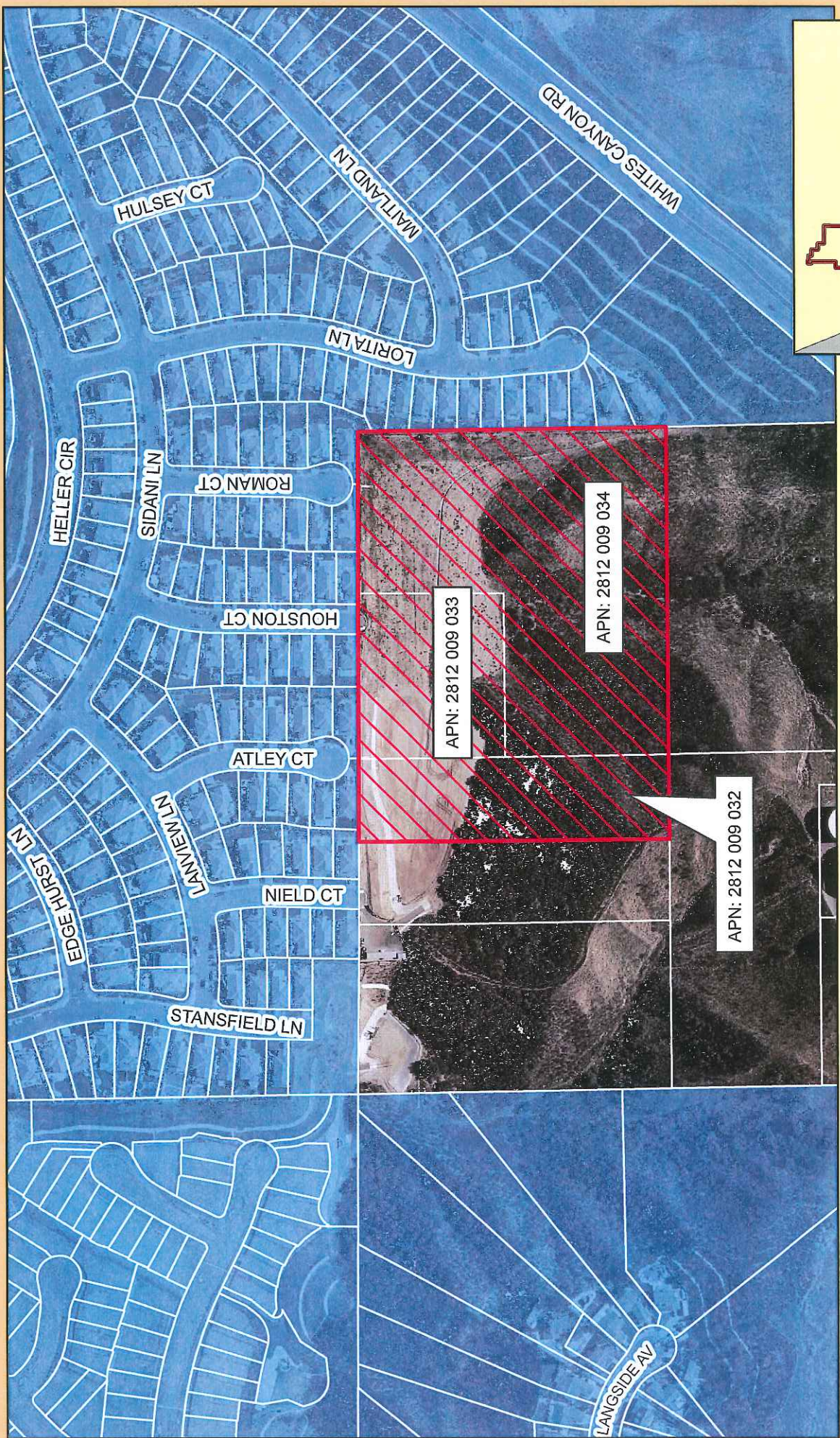
ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

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

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







LAFCO
Local Agency Formation Commission
for the County of Los Angeles

**Annexation No. 1070 to the
Santa Clarita Valley Sanitation
District of Los Angeles County**



Legend

-  CSD Annexation SCV-1070
-  City of Santa Clarita
-  Santa Clarita Valley Sanitation District of Los Angeles County
-  Sphere of Influence, CSD SCV

Staff Report

March 11, 2015

Agenda Item No. 6.f.

Annexation No. 743 to Los Angeles County Sanitation District No. 21

PROPOSAL SUMMARY:

Size of Affected Territory:	1.5± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 21
Resolution or Petition:	May 28, 2014
Application Filed with LAFCO:	June 23, 2014
Location:	The affected territory is located on Mt. Baldy Road approximately 250 feet north of the terminus of New Hampshire Avenue.
City/County:	Los Angeles County unincorporated territory
Affected Territory:	The affected territory consists of one proposed single-family home. The topography is flat.
Surrounding Territory:	Surrounding territory is residential.
Landowner(s):	Patrick P. Hsu/Chao Chih-Jung
Registered Voters:	0 registered voters as of February 9, 2015
Purpose/Background:	For the District to provide off-site sewage disposal service.
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Within SOI:	Yes
Waiver of Notice/Hearing/Protest:	Yes

CEQA Clearance:

The proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(b) because the annexation consists of an individual small parcel of the minimum size for facilities exempted by Section 15303(a). The proposed development involves new construction of one single-family residence. The Categorical Exemption was adopted by Los Angeles County Sanitation District, as lead agency, on May 28, 2014.

Additional Information:

None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 0 residents as of June 2, 2014. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 3 residents.

The affected territory is 1.5+/- acres. The proposed/future land use consists of one proposed Single-family home.

The assessed valuation is \$341,700 as of June 2, 2014. The per capita assessed valuation issue does not apply because the affected territory is unpopulated. On October 7, 2014, 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 will be developed to include one proposed single-family home which requires organized governmental services. The affected territory will require governmental services indefinitely.

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

c. Proposed Action and Alternative Actions:

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

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

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

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

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

e. *Agricultural Lands:*

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

f. *Boundaries:*

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

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

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

g. *Consistency with Regional Transportation Plan:*

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

h. *Consistency with Plans:*

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

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

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

i. *Sphere of Influence:*

The affected territory is within the Sphere of Influence of the Los Angeles County Sanitation District No. 21.

j. *Comments from Public Agencies:*

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

k. *Ability to Provide Services:*

Although the affected territory is not currently serviced by the District, the area was included in the future service area that might be served by the District. The District's future wastewater management needs were addressed in the Joint Outfall System 2010 Master Facilities Plan.

l. *Timely Availability of Water Supplies:*

There are no known issues regarding water supply or delivery.

m. *Regional Housing:*

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

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

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

o. *Land Use Designations*

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

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

p. *Environmental Justice:*

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

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(b) because the annexation consists of an individual small parcel of the minimum size for facilities exempted by Section 15303(a). The proposed development involves new construction of one single-family residence. The Categorical Exemption was adopted by Los Angeles County Sanitation District, as lead agency, on May 28, 2014.

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

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

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of Los Angeles County Sanitation District No. 21 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 Approving and Ordering Annexation No. 743 to Los Angeles County Sanitation District No. 21.

**RESOLUTION NO. 2015-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 743 TO THE LOS ANGELES COUNTY SANITATION DISTRICT NO. 21"**

WHEREAS, the Los Angeles County Sanitation District No. 21 (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the District, all within the Los Angeles County unincorporated territory; and

WHEREAS, the proposed annexation consists of approximately 1.5± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 743 to the Los Angeles County Sanitation District No. 21"; and

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

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

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

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

WHEREAS, the Executive Officer set the item for consideration for March 11, 2015 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on March 11, 2015, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. 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.

2. 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(b) because the annexation consists of an individual small parcel of the minimum size for facilities exempted by Section 15303(a). The proposed development involves new construction of one single-family residence. The Categorical exemption was adopted by the Los Angeles County Sanitation District, as lead agency, on May 28, 2014.
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 1.5± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 743 to the Los Angeles County Sanitation District No. 21".
5. Annexation No. 743 to the Los Angeles County Sanitation District No. 21 is hereby approved, subject to the following terms and conditions:
 - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.

- b. The effective date of the annexation shall be the date of recordation.
 - c. Payment of Registrar-Recorder/County Clerk and State Board of Equalization fees.
 - d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
 - e. The regular County assessment roll shall be utilized by the District.
 - f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
 - g. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
 - h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to Los Angeles County Sanitation District No. 21.
7. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, *et seq.*

PASSED AND ADOPTED this 11th day of March 2015.

MOTION:

SECOND:

AYES:

NOES:

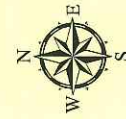
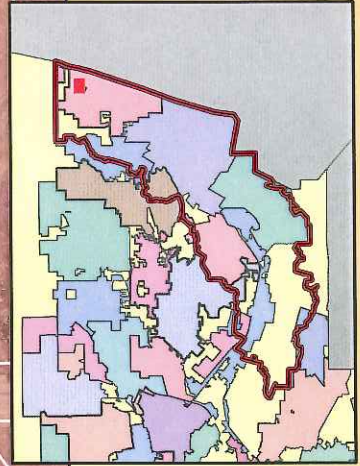
ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

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


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





LAFCO
 Local Agency Formation Commission
 for the County of Los Angeles

Annexation No. 743 to County Sanitation District No. 21

Legend

 CSD Annexation 21-743

 City of Claremont

 Los Angeles County Sanitation District No. 21

 Sphere of Influence, CSD 21

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Feet

March 11, 2015

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Staff Report

March 11, 2015

Agenda Item No. 8.a

**Protest Hearing on Annexation No. 2013-06 to the City of Los Angeles (Jordan Downs)
and detachment from Consolidated Fire Protection District, Firestone Garbage Disposal
District, and Central Basin Municipal Water District**

On January 14, 2015, your Commission approved a request for the annexation of approximately 41.72 ± acres of uninhabited territory into the boundaries of City of Los Angeles. The Protest Hearing before you today will satisfy the requirements of Government Code Section 57000, *et seq.*

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

PROPOSAL SUMMARY:

Size of Affected Territory:	41.72± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	City of Los Angeles
Resolution or Petition:	April 28, 2010
Application Filed with LAFCO:	August 27, 2013
Location:	The affected territory is located west of Alameda Street between East 97 th Street and 103 rd Street
City/County:	Los Angeles County unincorporated territory (Firestone).
Affected Territory:	The affected territory consists of commercial, industrial and vacant land. Portions of the affected territory will be developed to include commercial development and up to 400 residential units. The topography is flat.
Surrounding Territory:	Surrounding the affected territory are commercial and residential uses.
Landowner(s):	9 landowners
Registered Voters:	0 registered voters as of August 27, 2013

Purpose/Background:

The City of Los Angeles proposes to redevelop a total of 118 acres of existing public housing, commercial, and industrial properties. A significant portion of this area includes the existing public housing at Jordan Downs, located within the City of Los Angeles. The 41.72 acres of affected territory, located in unincorporated Los Angeles County, is adjacent to Jordan Downs. The affected territory is being annexed into the City of Los Angeles in order to facilitate the redevelopment plan contemplated by the Jordan Downs Urban Village Specific Plan.

**Jurisdictional and Related
Jurisdictional Changes:**

The jurisdictional and related jurisdictional changes as a result of this proposal include annexation to the City of Los Angeles; detachment from Consolidated Fire Protection District, Firestone Garbage Disposal District, and Central Basin Municipal Water District; withdrawal from County Lighting Maintenance District 1687 County Road District No. 2, and County Public Library System; and exclusion from County Lighting District LLA-1, Unincorporated Zone.

Within SOI:

Yes

Waiver of Notice/Hearing/Protest:

No

CEQA Clearance:

The California Environmental Quality Act (CEQA) clearance is an Environmental Impact Report (EIR) adopted by the City of Los Angeles, as lead agency, on August 19, 2013.

Additional Information:

None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 0 residents as of August 27, 2013. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 1,388 residents.

The affected territory is 41.72+/- acres. The existing land uses are commercial, industrial and vacant land. The proposed/future land uses are commercial, industrial and residential.

The assessed valuation is \$21,290,518 as of 2011/2012 tax roll. The per capita assessed valuation issue does not apply because the affected territory is unpopulated. On November 18, 2014, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a property tax transfer resolution.

The topography of the affected territory is flat.

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

The nearest populated areas are directly north of the affected territory. The affected territory is likely to experience significant growth in the next ten years. The adjacent areas are unlikely to experience significant growth in the next ten years.

b. Governmental Services and Controls:

The affected territory includes commercial, industrial and vacant land. A portion of affected territory will be developed to include commercial and up to 400 residential units which requires organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of government services and controls in the area are acceptable. The probable effect of the proposed action and of alternative courses of action on the cost and adequacy of services and controls in the affected territory and adjacent areas is minimal.

	Current Service Provider	Proposed Service Provider
Animal Control	County	City of Los Angeles
Fire and Emergency Medical	Consolidated Fire Protection Dist.	Los Angeles Fire Department
Flood Control	County	Same
Library	County Public Library System	City of Los Angeles Public Library

Mosquito & Vector Control	Greater Los Angeles County Vector Control District	Same
Park and Recreation	County	City of Los Angeles
Planning	County	City of Los Angeles
Police	County Sheriff	Los Angeles Police Department
Road Maintenance	County Road District No. 2	City of Los Angeles
Solid Waste	Firestone Garbage Disposal District	City of Los Angeles-Private hauler
Street Lighting	County Lighting Maintenance District 1687 & County Lighting District LLA-1, Unincorporated Zone	City of Los Angeles
Water	City of Los Angeles Department of Water and Power	Same
Wastewater	Sanitation District No. 1	Same

The County will continue to provide flood control services, Greater Los Angeles County Vector Control District will continue to provide vector control services, and Sanitation District No. 1 will continue to provide wastewater services to the annexation area.

Upon approval of the annexation request, the City of Los Angeles will provide animal control, fire and emergency medical, library, park and recreation, planning, police, road maintenance, and street lighting services.

Solid waste service is currently provided by the Firestone Garbage Disposal District through contract with a private hauler; upon approval of this annexation, the City of Los Angeles will provide this service through contract with a private hauler.

c. *Proposed Action and Alternative Actions:*

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

The only known alternative action is for the existing unincorporated territory to remain as unincorporated territory. The effect of alternate action on mutual social and economic interests and on the local governmental structure of the County is minimal.

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

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

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

e. Agricultural Lands:

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

f. Boundaries:

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

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

The proposal does not create islands or corridors of unincorporated territory

g. Consistency with Regional Transportation Plan:

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

h. Consistency with Plans:

The proposal is consistent with the existing County General Plan designation of Major Industrial (MI) and Transportation Corridor (TC).

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

Pursuant to the requirements of Government Code Section 56375(a)(7), Pre-Zoning Ordinance No. 182682 was adopted by the City of Los Angeles City Council on August 19, 2013. The pre-zoning designation of Commercial Manufacturing-Urban Village (CM-UV), Residential/Accessory Services-Urban Village (RAS3-UV), Residential/Accessory Services-Urban Village (RAS4-UV), Public Facilities –Urban Village (PF-UV), and open Space-Urban Village (OS-UV) is consistent with the City of Los Angeles General Plan.

i. Sphere of Influence:

The affected territory is within the Sphere of Influence of the City of Los Angeles,

j. Comments from Public Agencies:

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

k. *Ability to Provide Services:*

The City of Los Angeles currently provides municipal services to almost 800,000 parcels of land. The annexation would add approximately 16 more parcels to the service area. The City indicated that it has the ability to provide service to the affected territory once the annexation is complete. The City is already providing retail water service to the affected territory.

l. *Timely Availability of Water Supplies:*

There are no known issues regarding water supply or delivery.

m. *Regional Housing:*

The proposed annexation 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 of Los Angeles.

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

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

o. *Land Use Designations*

The proposal is consistent with the existing County General Plan designation of Major Industrial (MI) and Transportation Corridor (TC).

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

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

Pursuant to the requirements of Government Code Section 56375(a)(7), Pre-Zoning Ordinance No. 182682 was adopted by the City of Los Angeles City Council on August 19, 2013. The pre-zoning designation of Commercial Manufacturing-Urban Village (CM-UV), Residential/Accessory Services-Urban Village (RAS3-UV), Residential/Accessory Services-Urban Village (RAS4-UV), Public Facilities –Urban Village (PF-UV), and open Space-Urban Village (OS_UV) is consistent with the City of Los Angeles General Plan.

p. *Environmental Justice:*

The proposal will have no adverse effect with respect to the fair treatment of people of all races and incomes, or the location of public facilities or services. The massive redevelopment associated with this proposal (as envisioned in the Jordan Downs Redevelopment Master Plan) will result in the development of newer, modern residences for the existing tenants in Jordan Downs, who currently live in units that were constructed decades ago and have significant deferred maintenance issues.

The affected territory and surrounding areas received municipal and industrial sewer, water, and structural fire protection services from local service providers. While the redevelopment associated with this proposed reorganization will involve the adjustment of jurisdictional boundaries, the service delivery to affected landowners and registered voters will either be comparable to, or superior to, the existing services provided.

The proposal complies with the requirement set forth in Government Code Section 56375(a)(8) regarding annexations of more than ten acres contiguous to Disadvantaged Unincorporated Communities (DUCs). Although the affected territory is uninhabited, it falls within a larger Census Tract which is inhabited. This Census Tract meets the definition of a DUC, which is based on a determination that the annual median household income is less than 80 percent of the statewide annual median household income. The proposal, therefore, involves the proposed annexation by the City of Los Angeles of a portion of a DUC. The proposal complies with the statutory requirements and will result in the annexation of a portion of a DUC and improved services for disadvantaged communities in the City of Los Angeles and the unincorporated areas. The proposal is also consistent with the legislative findings of this law's enacting legislation, SB 244, which took effect on January 1, 2012. Section (1)(a)(3) states the following:

“It is the intent of the Legislature to encourage investment in these communities [Disadvantaged Unincorporated Communities, or DUCs] and address the complex legal, financial, and political barriers that contribute to regional inequity and infrastructure deficits within disadvantaged unincorporated communities.”

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The CEQA clearance is an Environmental Impact Report adopted by the City of Los Angeles, as lead agency, on August 19, 2013. Acting in its role as a responsible agency, and with respect to Annexation No. 2013-06, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Environmental Impact Report adopted by the City of Los Angeles, and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings, including the Statement of Overriding Considerations, and the Mitigation Monitoring Program previously adopted by the lead agency in connection with its approval of the project.

CONCLUSION:

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

Recommended Action:

1. Open the protest hearing and receive written protests;
2. Close the protest hearing;
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of written protests filed and not withdrawn and report back to the Commission with the results; and
4. Based upon the results of the protest hearing, either adopt a resolution terminating the annexation proceedings if a majority protest exists pursuant to Government Code Section 57078, or ordering Annexation No. 2013-06 to the City of Los Angeles (Jordan Downs) and detachment from Consolidated Fire Protection District, Firestone Garbage Disposal District, and Central Basin Municipal Water District if written protests have been filed and not withdrawn by owners of land who own less than 50 percent of the total assessed value of land within the affected territory.

**RESOLUTION NO. 2015-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS ORDERING
"ANNEXATION NO. 2013-06 TO THE CITY OF LOS ANGELES (JORDAN DOWNS) AND
DETACHMENT FROM CONSOLIDATED FIRE PROTECTION DISTRICT, FIRESTONE GARBAGE
DISPOSAL DISTRICT, AND CENTRAL BASIN MUNICIPAL WATER DISTRICT"**

WHEREAS, the City of Los Angeles (City) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the City; detachment of said territory from Consolidate Fire Protection District, Firestone Garbage Disposal District, and Central Basin Municipal Water District, County Road District No. 5; withdrawal from County Lighting Maintenance District 1687 County Road District No. 2, and County Public Library System; and exclusion from County Lighting District LLA-1, Unincorporated Zone, all within the County of Los Angeles (County); and

WHEREAS, the proposed annexation consists of approximately 41.72± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2013-06 to the City of Los Angeles (Jordan Downs)"; and

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

WHEREAS, the principal reason for the proposed annexation is to accommodate the future uses proposed to be developed; and

WHEREAS, on January 14, 2015, the Commission approved Annexation No. 2013-06 to the City of Los Angeles (Jordan Downs); and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for March 11, 2015 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, the Executive Officer has given notice of the protest hearing pursuant to Government Code Sections 56150-56160, 56660-56661, 57025, and 57026, wherein the protest hearing notice was published in a newspaper of general circulation in the County of Los Angeles on February 5, 2015, which is at least 21 days prior to the protest hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

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

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

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of property owners is 10, and the total assessed value of land within the affected territory is \$21,290,518.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 2013-06 to the City of Los Angeles (Jordan Downs) and not withdrawn is____, which, even if valid, represents owners of land who own less than 50 percent of the assessed value of land within the affected territory.
3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 41.72 ± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 2013-06 to the City of Los Angeles (Jordan Downs)"

5. Annexation No. 2013-06 to the City of Los Angeles (Jordan Downs) is hereby approved, subject to the following terms and conditions:
 - a. The City agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.

- b. The effective date of the annexation shall be the date of recordation.
- c. Payment of Registrar- Recorder/County Clerk and State Board of Equalization fees.
- d. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City.
- e. The regular County assessment roll shall be utilized by the City.
- f. The affected territory will be taxed for any existing general indebtedness, if any, of the City.
- g. Annexation of the affected territory described in Exhibits "A" and "B" to the City.
- h. Detachment of the affected territory from Consolidated Fire Protection District, Firestone Garbage Disposal District, and Central Basin Municipal Water District.
- i. Withdrawal of the affected territory from County Lighting Maintenance District 1687 County Road District No. 2, and County Public Library System.
- j. Exclusion of the affected territory from County Lighting District LLA-1, Unincorporated Zone.
- k. Upon the effective date of the annexation, 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.

- I. Upon the effective date of the annexation, 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 annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.
- m. Upon the effective date of the annexation, 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 annexation area and are currently owned, operated and maintained by the County; (2) accept and adopt the County of Los Angeles Master Plan of Drainage (MPD), if any, which is in effect for the annexation area. Los Angeles County Department of Public Works Department (LACDPW) should be contacted to provide any MPD which may be in effect for the annexation

area. Deviations from the MPD shall be submitted to the Chief Engineer of LACFCD/Director of LACDPW for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts to LACFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACDPW, for review and comment.

- n. Except to the extent in conflict with "a" through "m", 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 City.
- 7. The Executive Officer is directed to transmit a copy of this resolution to the City, upon the City'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 11th day of March 2015.

MOTION:

SECOND:

AYES:

NOES:

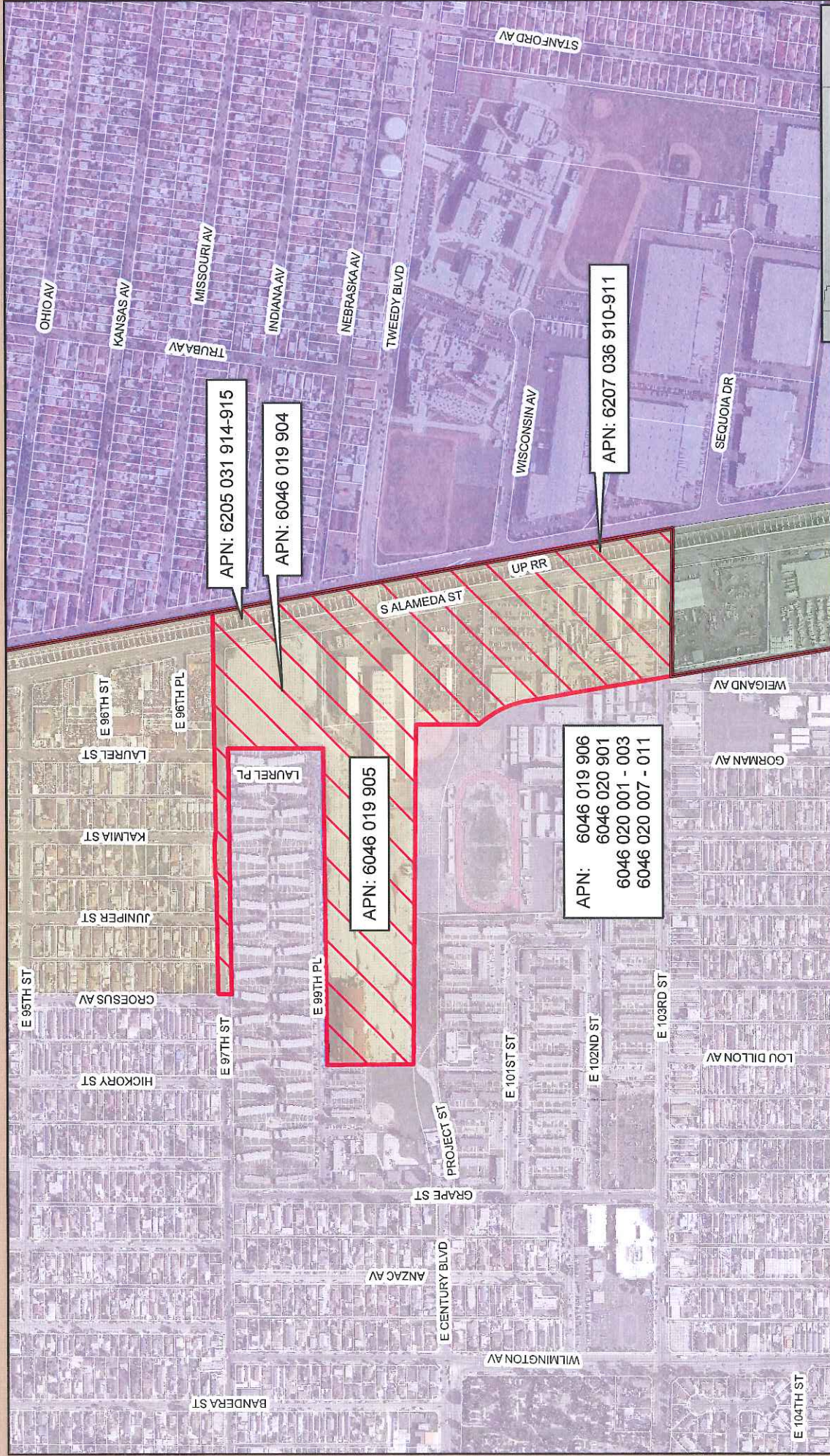
ABSTAIN:

ABSENT:





MOTION PASSES: 0/0/0

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

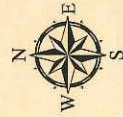
**Paul A. Novak, AICP
Executive Officer**



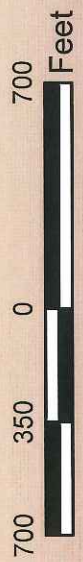
Legend

-  Annexation 2013-06
-  County Unincorporated
-  City of Los Angeles
-  City of Los Angeles Sphere of Influence (SOI)

Annexation No. 2013-06 to the City of Los Angeles (Jordan Downs)



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



March 11, 2015

C:\GIS\MXDs\Annexations\Los Angeles 2013-06 Jordan Downs

Staff Report

March 11, 2015

Agenda Item No. 9.a.

Community Outreach

In the last few years, the Executive Officer has made presentations to special district boards and staff, meetings of public employees, and community and civic groups. The enclosed list identifies the groups to whom the Executive Officer has made presentations about LAFCO.

In addition to the presentations on the enclosed list, staff has also served as speakers and moderators at the CALAFCO Annual Conference in the fall and the CALAFCO Staff Workshop in the spring. Additionally, LAFCO periodically meets with city and special district representatives to discuss broad issues surrounding LAFCO or specific annexation proposals.

Some of these presentations were initiated by the Executive Officer, and some came about as the result of an invitation. Staff continues to offer to make presentations to city and special district representatives as well as community and civic groups. Staff feels that this public outreach is essential to increasing public awareness about LAFCO.

The information is provided for informational purposes only.

Recommended Action:

1. Receive and file.

Community Outreach

2012

- **San Gabriel Valley Council of Governments** (October 25th) in Pasadena
 - Planning Director's TAC Monthly Meeting

2013

- **Association of Rural Town Councils** (May 9th) in Lancaster
 - Monthly Meeting
- **Greater Antelope Valley Board of Realtors** (July 18th) in Lancaster
 - Annual Leadership Academy
- **East Rancho Dominguez Neighborhood Association** (October 28th)
 - Special Meeting re Potential Annexation to Compton
- **Walnut Valley Rotary Club** (November 19th) in Diamond Bar
 - Monthly Meeting

2014

- **Three Valleys Municipal Water District** (March 5th)
 - Board-Members and Staff
- **Gateway Cities City Managers** (October 9th)
 - City Managers
- **Orchard Dale Water District** (November 13th)
 - Board-Members and Staff

2015

- **Sanitation Districts of Los Angeles County** (January 21st)
 - Staff



Omnibus Bill Commission Presentation

March 11, 2015

Omnibus Bill

- On an annual basis, LAFCO's from throughout the State identify issues with the language in the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 and suggest improvements.
- These “non-substantive” suggestions from LAFCOs are compiled by CALAFCO and are submitted to legislative staff.
- Legislators respond by combining these minor topics into a single bill (“Omnibus Bill”)
- Introduced by the Assembly Local Government Committee (ALGC)

Stakeholder Input

- American Planning Association (APA)
- Association of California Healthcare Districts (ACHD)
- Association of California Water Agencies (ACWA)
- California Building Industry Association (CBIA)
- California Farm Bureau Federation
- California League of Cities (League)
- California Special Districts Association (CSDA)
- CASA
- County Supervisors Association of California (CSAC)
- Rural County Representatives of California (RCRC)
- Urban Counties Caucus
- Western Growers Association
- Senate Governance and Finance Committee

AB 2762 (2014 Omnibus Bill)

- Made changes to the independent special district selection committee process (GC 56332)
- Restructured the list of factors LAFCOs must consider when reviewing a proposal for a change or organization or reorganization
- Provided that specific terms and conditions imposed by a LAFCO (Government Code Section 56886) prevail in the event of a conflict with any of the general terms and conditions (Government Code Section 57300)
- Required submittal of a plan for services whenever a proposal for a change of organization or reorganization is submitted and not just when a local agency submits a resolution of application

2014 Omnibus Bill (continued)

- Authorized a LAFCO to review and comment on the extension of services into previously unserved territory within unincorporated areas and new service providers extending urban type development into previously unserved territory within unincorporated territories
- Repealed a provision (Government Code Section 56101) grandfathering in applications filed prior to January 1, 2001
- Replaced the term “voter” with “landowners” in a provision related to a “landowner-voter” district
- Made several additional changes to correct cross references in existing law and fix typographical errors.

AB 2762 – What was removed

- Proposed changes to the Protest Provisions in Government Code Sections 57075 and 57075.5
- Proposed requirements for notices issued for a Notice of a Public Hearing

AB 2762 Support Letters

- Amador LAFCO
- Butte LAFCO
- Contra Costa LAFCO
- Los Angeles LAFCO
- Marin LAFCO
- Napa LAFCO
- Orange LAFCO
- Placer LAFCO
- Riverside LAFCO
- San Benito LAFCO
- San Bernardino LAFCO
- San Luis Obispo
- Santa Clara LAFCO
- Sonoma LAFCO
- Stanislaus LAFCO
- Yolo LAFCO
- California Special Districts Association (CSDA)

2015 Omnibus Bill

- Currently there are about a dozen suggestions before the ALGC
- Committee Staff and Legislative Counsel review
- Stakeholder Review
- Introduction of Bill
- Assembly and Senate Adoption
- Governor Signature

Other CALAFCO Legislative Activities

- CALAFCO'S Legislative Committee meets regularly, from December until the following August, to review bills which may impact LAFCOs
- Previous years' bills have addressed required notices for public hearings, Disadvantaged Unincorporated Communities (DUCs), Joint Powers Authorities (JPAs), mutual water companies, and other issues.
- CALAFCO also sponsors legislation, as it did last year relative to JPAs, and is doing so this year relative to the procedures for disincorporating a city.