



Local Agency Formation Commission
for the County of Los Angeles

Commission

Jerry Gladbach
Chair

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

Alternates

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

Staff

Paul A. Novak, AICP
Executive Officer

June D. Savala
Deputy
Executive Officer

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

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

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

Wednesday, August 12, 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 July 8, 2015.
- b. Revised Operating Account Check Register for the month of June 2015
- c. Operating Account Check Register for the month of July 2015.
- d. Receive and file update on pending applications.
- e. Annexation No. 1068 to Santa Clarita Valley Sanitation District of Los Angeles County, and California Environmental Quality Act exemption
- f. Annexation No. 1069 to Santa Clarita Valley Sanitation District of Los Angeles County, and California Environmental Quality Act exemption.
- g. Annexation 740 to the Los Angeles County Sanitation District No. 21, and California Environment Quality Act exemption.
- h. Annexation No. 2012-01 to the Los Angeles County Waterworks District No. 40 – Antelope Valley (Antelope Valley Christian Center), and Negative Declaration.

7. PUBLIC HEARING(S)

- a. Reconfirmation of the Municipal Service Reviews (MSRs) and Spheres of Influence (SOIs) for Cities and Special Districts, and California Environment Quality Act exemption.
- b. Cudahy Municipal Service Review and Sphere of Influence Update, and California Environment Quality Act exemption.

8. PROTEST HEARING(S)

- a. Annexation No. 2007-18 (40-59/4-129) to the Los Angeles County Waterworks District No. 40 – Antelope Valley.
- b. Annexation No. 2012-19 to the Walnut Valley Water District (Walnut Hills Development).

9. OTHER ITEMS

- a. Appointment of Voting Representatives for CALAFCO Annual Conference
- b. Legislative Update

10. COMMISSIONERS' REPORT

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

11. EXECUTIVE OFFICER'S REPORT

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

12. PUBLIC COMMENT

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

13. FUTURE MEETINGS

September 9, 2015
October 14, 2015
November 18, 2015
December 9, 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
Donald L. Dear
Margaret Finlay
Don Knabe
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Tom LaBonge
Gerard McCallum
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REGULAR MEETING

MINUTES OF THE LOCAL AGENCY FORMATION COMMISSION

FOR THE COUNTY OF LOS ANGELES

July 8, 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
Erik Conard, Legal Counsel

Absent:

Paul Krekorian, Alternate

1 CALL MEETING TO ORDER

The meeting was called to order at 9:00 a.m. in Room 381-B of the County Hall of Administration.

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Jerry Gladbach.

3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

The Executive Officer (E.O.) read an announcement, asking that persons who made a campaign contribution of more than \$250 to any member of the Commission during the past twelve (12) months 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 E.O. noted that a copy of the revised Operating Account Check Register (Item 6.b.) was provide to the Commissioners. The E.O. stated that the revised Operating Account Check Register included the addition of a “voided” check.

The Commission took the following actions under Consent Items:

- a. Approved Minutes of June 10, 2015.
- b. Approved revised Operating Account Check Register for the month of June 2015.
- c. Received and filed update on pending applications.
- d. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 417 to the Los Angeles County Sanitation District No. 14; Resolution No. 2015-19RMD.

- e. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 422 to the Los Angeles County Sanitation District No. 22; Resolution No. 2015-20RMD.
- f. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1071 to the Santa Clarita Valley Sanitation District of Los Angeles County; Resolution No. 2015-21RMD.

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

7 PUBLIC HEARING(S)

(None.)

8 PROTEST HEARING(S)

The following item was called up for consideration:

- a. Annexation No. 2014-11 to the Greater Los Angeles County Vector Control District (La Crescenta-Montrose).

The E.O. stated that this is the Commission protest hearing pursuant to Government Code Section 57000 *et seq.*

The E.O. noted that no written protest(s) had been received in advance of the hearing.

The protest hearing was opened to receive testimony and/or written protest(s). There being no testimony or written protest(s) submitted, the protest hearing was closed.

The Commission took the following action:

- Adopted the Resolution Making Determinations Ordering Annexation No. 2014-11 to the Greater Los Angeles County Vector Control District (La Crescenta-Montrose); Resolution No. 2015-05PR.

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

9 OTHER ITEMS

The following item was called up for consideration:

- a. Nomination of Jerry Gladbach to the CALAFCO Board of Directors.

The E.O. summarized the staff report on the Nomination of Jerry Gladbach to the CALAFCO Board of Directors.

The Commission took the following action:

- Nominated Jerry Gladbach as a candidate for the CALAFCO Board of Directors.

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

Chair Gladbach thanked the Commission for his nomination to the CALAFCO Board of Directors.

10 COMMISSIONERS' REPORT

Chair Gladbach asked the E.O. if he has any new information regarding legislative updates. The E.O. stated that CALAFCO's Omnibus Bill, Assembly Bill No. 1532, is in the process of being prepared and presented to the Governor's Office for signature. The E.O. stated that AB 1532 was passed unanimously by the House and the Senate.

The E.O. noted that the union approval clause was removed from Senate Bill No. 239

(Hertzberg).

The E.O. stated that Senate Bill No. 88, which gives the State Water Resources Control Board authority to consolidate water systems, passed despite significant opposition.

The E.O. stated that Assembly Bill No. 851, a disincorporation bill, was approved by the State Assembly. The E.O. noted that CALAFCO's staff continues to work with the County's Chief Executive Office staff to address the County CEO's concerns regarding AB 851.

SEND LETTER WITHDRAWING OPPOSITION TO SENATE BILL NO. 239

Supervisor Kuehl confirmed with the E.O. that the Commission had sent a formal opposition letter to SB 239 to the author (Senator Robert Hertzberg). Supervisor Kuehl suggested that the Commission send a letter to Senator Hertzberg withdrawing opposition, because the basis for the opposition has been removed from the bill. The E.O. asked legal counsel to advise the Commission and staff before proceeding, because this item was not agendaized. Erik Conard, legal counsel, stated that this can be added to the agenda as a "late-breaking" item, consistent with the appropriate provisions of the Brown Act, because action was needed and the item came to the Commission's attention after the posting of the agenda.

The Commission took the following action:

- Added an item to the agenda, (send letter withdrawing opposition to Senate Bill No. 239), as the item came to the Commission's attention after posting of the agenda.

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

The Commission took the following action:

- Authorized the Executive Officer to prepare a letter withdrawing opposition to SB 239, and authorized the Chair, on the Commissioner's behalf, to sign and mail that letter to Senator Robert Hertzberg.

MOTION:	KUEHL
SECOND:	FINLAY

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

11 EXECUTIVE OFFICER'S REPORT

(None.)

12 PUBLIC COMMENT

(None.)

13 FUTURE MEETINGS

August 12, 2015
September 9, 2015
October 14, 2015

14 FUTURE AGENDA ITEMS

(None.)

15 ADJOURNMENT MOTION

On motion of Commissioner Dear, seconded by Commissioner Finlay, the meeting was adjourned at 9:14 a.m.

Respectfully submitted,

Paul A. Novak, AICP
Executive Officer

10:47 AM

08/03/15

Accrual Basis

LAFCO 03 REGISTER REPORT (Revised) June 2015

Type	Date	Num	Name	Memo	Amount	Balance
10000 Cash Unrestricted						
10003 Operating Account						
Bill Pmt -Check	6/1/2015	7581	Platinum Consulting	VOID: LA LAFCO - CPA servic...	0.00	0.00
Transfer	6/2/2015		Transfer To Operating	Operating Account Transfer Fu...	70,500.00	70,500.00
Bill Pmt -Check	6/4/2015	7586	Gina Duche	Bookkeeping: 4 Hrs	-80.00	70,420.00
Deposit	6/4/2015			Deposit reimbursement for CC...	166.00	70,586.00
Bill Pmt -Check	6/4/2015	7587	80 South Lake LLC	NO000758-1	-8,788.81	61,797.19
Bill Pmt -Check	6/4/2015	7588	Alisha O'Brien*	Reimbursement: Mileage expe...	-24.68	61,772.51
Bill Pmt -Check	6/4/2015	7589	Alliant Insurance Inc.	Acct#LOCAAGE-02, Policy: P...	-985.73	60,786.78
Bill Pmt -Check	6/4/2015	7590	CALAFCO"	CALAFCO 2015 Conference	-150.00	60,636.78
Bill Pmt -Check	6/4/2015	7591	Charter Communicati...	Acct#8245100171576933, 06/...	-455.25	60,181.53
Bill Pmt -Check	6/4/2015	7592	County Counsel	Legal Services: April 2015	-5,405.25	54,776.28
Bill Pmt -Check	6/4/2015	7593	Los Angeles County ...	Annexation No. 741, LA Cty S...	-75.00	54,701.28
Bill Pmt -Check	6/4/2015	7594	Office Depot*		-178.27	54,523.01
Bill Pmt -Check	6/4/2015	7595	Platinum Consulting	LA LAFCO	-41.25	54,481.76
Deposit	6/11/2015			Deposit	171.00	54,652.76
Bill Pmt -Check	6/11/2015	7598	Gina Duche	Bookkeeping: 4.5 Hrs	-90.00	54,562.76
Bill Pmt -Check	6/11/2015	7599	Certified Records Ma...	Cust#00271, 06/01/15-06/30/15	-212.52	54,350.24
Bill Pmt -Check	6/11/2015	7600	CoreLogic	Acct#200-694038-RR657541-2...	-39.04	54,311.20
Bill Pmt -Check	6/11/2015	7601	CTS Glendale	LAFCO - June 2015	-550.00	53,761.20
Bill Pmt -Check	6/11/2015	7602	Donald Dear*	Reimbursement: Monthly LAF...	-94.20	53,667.00
Bill Pmt -Check	6/11/2015	7603	Edward J. Gladbach	Reimbursement: Monthly LAF...	-254.04	53,412.96
Bill Pmt -Check	6/11/2015	7604	Gerard McCallum II*	VOID: Reimbursement: Monthl...	0.00	53,412.96
Bill Pmt -Check	6/11/2015	7605	Greig Smith	Reimbursement: Monthly LAF...	-137.25	53,275.71
Bill Pmt -Check	6/11/2015	7606	Joseph Ruzicka	Reimbursement: Monthly LAF...	-204.42	53,071.29
Bill Pmt -Check	6/11/2015	7607	Judith Mitchell*	Reimbursement: Monthly LAF...	-146.55	52,924.74
Bill Pmt -Check	6/11/2015	7608	LA County Chief Ad...	Cust#C000766, April 2015	-226.07	52,698.67
Bill Pmt -Check	6/11/2015	7609	LACERA	LAFCO OPEB: May 2015, Cal...	-833.52	51,865.15
Bill Pmt -Check	6/11/2015	7610	Lori Brogin*	Reimbursement: Monthly LAF...	-57.40	51,807.75
Bill Pmt -Check	6/11/2015	7611	Margaret Finlay	Reimbursement: Monthly LAF...	-128.30	51,679.45
Bill Pmt -Check	6/11/2015	7612	MetLife*	Cert#0003242935, P. Novak	-441.00	51,238.45
Bill Pmt -Check	6/11/2015	7613	Office Depot*		-321.84	50,916.61
Bill Pmt -Check	6/11/2015	7614	Richard Close*	Reimbursement: Monthly LAF...	-117.66	50,798.95
Bill Pmt -Check	6/11/2015	7615	Ricoh Americas Corp	036-0027688-000	-1,568.36	49,230.59
Check	6/12/2015	455799733	ADP	Processing Charges for period ...	-124.93	49,105.66
Check	6/15/2015	DM	Douglass Dorado	Salary, June 15, 2015	-2,512.10	46,593.56
Check	6/15/2015	DM	Michael E. Henderson	Salary, June 15, 2015	-1,942.79	44,650.77
Check	6/15/2015	DM	Patricia Knoebel-Wood	Salary, June 15, 2015	-1,261.43	43,389.34
Check	6/15/2015	DM	Paul Novak	Salary, June 15, 2015	-4,457.82	38,931.52
Check	6/15/2015	DM	Alisha O'Brien	Salary, June 15, 2015	-1,881.48	37,050.04
Check	6/15/2015	DM	June D. Savala	Salary, June 15, 2015	-3,665.69	33,384.35
Check	6/15/2015	DM	Federal Tax Deposit	Payroll Taxes, June 15, 2015	-4,282.71	29,101.64
Check	6/15/2015	DM	State Income Tax	Payroll Taxes, June 15, 2015	-1,159.97	27,941.67
Check	6/15/2015	DM	Bank of America*	Account Analysis Fee: May1 20...	-31.92	27,909.75
Deposit	6/16/2015			Deposit	13,000.00	40,909.75
Bill Pmt -Check	6/18/2015	7616	Gina Duche	Bookkeeping: 4.5 Hrs	-90.00	40,819.75
Bill Pmt -Check	6/18/2015	7617	CALAFCO"	What is LAFCo brochure	-110.00	40,709.75
Bill Pmt -Check	6/18/2015	7618	David Spence*	Reimbursement: Monthly LAF...	-82.05	40,627.70
Bill Pmt -Check	6/18/2015	7619	FedEx*	Acct#1244-7035-8	-20.50	40,607.20
Bill Pmt -Check	6/18/2015		LACERA	Employee/Employer contributi...	-12,358.73	28,248.47
Bill Pmt -Check	6/18/2015	7621	Mail Finance	Cust#416653, 12-Jul-15 to 11-...	-126.42	28,122.05
Bill Pmt -Check	6/18/2015	7622	Respond Tech	Acct#00001220-01	-321.75	27,800.30
Bill Pmt -Check	6/18/2015	7623	Tropical Interior Plants	Service: May 2015	-100.00	27,700.30
Check	6/18/2015	7624	VOIDED CHECK	check never used: misprint	0.00	27,700.30
Check	6/19/2015	456446335	ADP	EZ Labor Manager: June 2015	-52.50	27,647.80
Deposit	6/23/2015			Deposit	1,334.00	28,981.80
Bill Pmt -Check	6/25/2015	7625	ATT	Acct#990566760, 05/10/15-06/...	-191.40	28,790.40
Bill Pmt -Check	6/25/2015	7626	Bank of America*		-1,071.78	27,718.62
Bill Pmt -Check	6/25/2015	7627	CALAFCO"	CALAFCO 2015 Conference: L...	-150.00	27,568.62
Bill Pmt -Check	6/25/2015	7628	Gerard McCallum II*	Reimbursement: Monthly LAF...	-46.95	27,521.67
Bill Pmt -Check	6/25/2015	7629	Gina Duche	Bookkeeping: 4.5 Hrs	-90.00	27,431.67
Bill Pmt -Check	6/25/2015	7630	Neofunds	Acct#1290, Postge: 06/01/15	-300.00	27,131.67
Bill Pmt -Check	6/25/2015	7631	Office Depot*		-88.87	27,042.80
Bill Pmt -Check	6/25/2015	7632	Western Graphix	PO#Wood (McCallum)	-17.35	27,025.45
Check	6/30/2015	DM	Ambar De La Torre	Salary, June 30, 2015	-1,843.22	25,182.23
Check	6/30/2015	DM	Douglass Dorado	Salary, June 30, 2015	-2,512.11	22,670.12
Check	6/30/2015	DM	Michael E. Henderson	Salary, June 30, 2015	-1,942.79	20,727.33
Check	6/30/2015	DM	Patricia Knoebel-Wood	Salary, June 30, 2015	-1,261.42	19,465.91

Type	Date	Num	Name	Memo	Amount	Balance
Check	6/30/2015	DM	Paul Novak	Salary, June 30, 2015	-4,457.83	15,008.08
Check	6/30/2015	DM	Alisha O'Brien	Salary, June 30, 2015	-1,881.49	13,126.59
Check	6/30/2015	DM	June D. Savala	Salary, June 30, 2015	-3,665.68	9,460.91
Check	6/30/2015	DM	Federal Tax Deposit	Payroll Taxes, June 30, 2015	-4,486.71	4,974.20
Check	6/30/2015	DM	State Income Tax	Payroll Taxes, June 30, 2015	-1,177.39	3,796.81
Check	6/30/2015	89670946	Michael D. Antonovich	Stipend, June 30, 2015	-105.20	3,691.61
Check	6/30/2015	89670947	Lori W. Brogin	Stipend, June 30, 2015	-147.82	3,543.79
Check	6/30/2015	89670948	Richard Close	Stipend, June 30, 2015	-147.83	3,395.96
Check	6/30/2015	DM	Donald L. Dear	Stipend, June 30, 2015	-147.83	3,248.13
Check	6/30/2015	89670949	Margaret E. Finlay	Stipend, June 30, 2015	-147.82	3,100.31
Check	6/30/2015	89670950	Edward G. Gladbach	Stipend, June 30, 2015	-147.83	2,952.48
Check	6/30/2015	89670951	Donald Knabe	Stipend, June 30, 2015	-147.83	2,804.65
Check	6/30/2015	89670952	Sheila A Kuehl	Stipend, June 30, 2015	-136.38	2,668.27
Check	6/30/2015	DM	Thomas J LaBonge	Stipend, June 30, 2015	-147.83	2,520.44
Check	6/30/2015	DM	Gerard McCallum II	Stipend, June 30, 2015	-147.82	2,372.62
Check	6/30/2015	89670953	Judith Mitchell	Stipend, June 30, 2015	-147.82	2,224.80
Check	6/30/2015	89670954	Greig L. Smith	Stipend, June 30, 2015	-147.82	2,076.98
Check	6/30/2015	DM	Federal Tax Deposit	Payroll Taxes, June 30, 2015	-72.26	2,004.72
Check	6/30/2015	DM	State Income Tax	Payroll Taxes, June 30, 2015	-10.00	1,994.72
Check	6/30/2015	456513037	ADP	Processing Charges for period ...	-156.17	1,838.55
Bill Pmt -Check	6/30/2015	7637	CoreLogic	Acct#200-694038-RR657541-2...	-28.92	1,809.63
Bill Pmt -Check	6/30/2015	7638	Douglass Dorado*	Reimbursement: LAFCO meeti...	-161.72	1,647.91
Bill Pmt -Check	6/30/2015	7639	LACERA	LAFCO OPEB: June 2015, Cal...	-905.40	742.51
Bill Pmt -Check	6/30/2015	7649	LA County Chief Ad...	Cust#C000766, Jun 2015	-226.07	516.44
Bill Pmt -Check	6/30/2015	7658	Alisha O'Brien*		-65.88	450.56
Bill Pmt -Check	6/30/2015	7659	Neofunds	Acct#1290, Postge: 06/25/15	-200.00	250.56
Bill Pmt -Check	6/30/2015	7660	Tropical Interior Plants	Service: June 2015	-100.00	150.56
Bill Pmt -Check	6/30/2015	7673	County Counsel	Legal Services: June 2015	-1,867.01	-1,716.45
Total 10003 Operating Account					-1,716.45	-1,716.45
Total 10000 Cash Unrestricted					-1,716.45	-1,716.45
TOTAL					-1,716.45	-1,716.45

10:30 AM

08/03/15

Accrual Basis

LAFCO 03 REGISTER REPORT July 2015

Type	Date	Num	Name	Memo	Amount	Balance
10000 Cash Unrestricted						
10003 Operating Account						
Bill Pmt -Check	7/6/2015	7633	80 South Lake LLC	NO000758-1	-6,940.93	-6,940.93
Bill Pmt -Check	7/6/2015	7634	Charter Communicati...	Acct#8245100171576933, 07/...	-455.64	-7,396.57
Bill Pmt -Check	7/6/2015	7635	County Counsel	Legal Services: May 2015	-2,812.50	-10,209.07
Bill Pmt -Check	7/6/2015	7636	Gina Duche	Bookkeeping: 4.5 Hrs	-90.00	-10,299.07
Deposit	7/7/2015			Deposit	75.00	-10,224.07
Bill Pmt -Check	7/9/2015	7640	Gina Duche	Bookkeeping: 7.0 Hrs	-140.00	-10,364.07
Transfer	7/10/2015			Funds Transfer - T4-A	100,000.00	89,635.93
Check	7/10/2015	457220390	ADP	Processing Charges for period ...	-134.45	89,501.48
Bill Pmt -Check	7/13/2015	7641	Alliant Insurance Inc.	Acct#LOCAAGE-02, 07/01/15-...	-20,770.70	68,730.78
Bill Pmt -Check	7/13/2015	7642	Anthem Blue Cross*	July-December 2015	-37,803.36	30,927.42
Bill Pmt -Check	7/13/2015	7643	CALAFCO"		-9,798.00	21,129.42
Bill Pmt -Check	7/13/2015	7644	Certified Records Ma...	Cust#00271, 07/01/15-07/31/15	-220.78	20,908.64
Bill Pmt -Check	7/13/2015	7645	CTS Glendale	LAFCO - July 2015	-550.00	20,358.64
Bill Pmt -Check	7/13/2015	7646	Delta Dental*	July-December 2015	-4,111.20	16,247.44
Bill Pmt -Check	7/13/2015	7647	Kaiser*	July-December 2015	-14,793.42	1,454.02
Bill Pmt -Check	7/13/2015	7648	Motor Parks	Cust#025-001 Unreserved (7) ...	-630.00	824.02
Check	7/15/2015	DM	Ambar De La Torre	Salary, July 15, 2015	-1,617.83	-793.81
Check	7/15/2015	DM	Douglass Dorado	Salary, July 15, 2015	-2,512.10	-3,305.91
Check	7/15/2015	DM	Michael E. Henderson	Salary, July 15, 2015	-1,942.79	-5,248.70
Check	7/15/2015	DM	Patricia Knoebl-Wood	Salary, July 15, 2015	-1,424.16	-6,672.86
Check	7/15/2015	DM	Paul Novak	Salary, July 15, 2015	-4,457.82	-11,130.68
Check	7/15/2015	DM	Alisha O'Brien	Salary, July 15, 2015	-1,881.48	-13,012.16
Check	7/15/2015	DM	June D. Savala	Salary, July 15, 2015	-3,665.68	-16,677.84
Check	7/15/2015	DM	Federal Tax Deposit	Payroll Taxes, July 15, 2015	-5,896.21	-22,574.05
Check	7/15/2015	DM	State Income Tax	Payroll Taxes, July 15, 2015	-1,638.90	-24,212.95
Check	7/15/2015	89687045	June D. Savala	Salary, July 15, 2015-Benefits	-4,103.15	-28,316.10
Bill Pmt -Check	7/16/2015	7650	Gina Duche	Bookkeeping: 8.0 Hrs	-160.00	-28,476.10
Bill Pmt -Check	7/16/2015	7651	Daily Journal		-66.50	-28,542.60
Bill Pmt -Check	7/16/2015	7652	Los Angeles County ...	Annexation No. 2012-01, LA Ct...	-75.00	-28,617.60
Bill Pmt -Check	7/16/2015	7653	MetLife*	Policy#211130483, J. Savala	-345.33	-28,962.93
Bill Pmt -Check	7/16/2015	7654	Printing and Copy St...	Business Cards	-206.01	-29,168.94
Bill Pmt -Check	7/16/2015	7655	Priority Neopost	Sales#SWS0140233	-284.89	-29,453.83
Bill Pmt -Check	7/16/2015	7656	Ricoh Americas Corp	036-0027688-000	-1,568.36	-31,022.19
Check	7/17/2015	457853852	ADP	EZ Labor Manager- July 2015	-52.50	-31,074.69
Transfer	7/20/2015			Funds Transfer T4-A	100,000.00	68,925.31
Bill Pmt -Check	7/23/2015	7657	Gina Duche	Bookkeeping: 5.0 Hrs	-100.00	68,825.31
Bill Pmt -Check	7/23/2015	7661	American Planning	ID#095634, 10/01/15-09/30/16	-680.00	68,145.31
Bill Pmt -Check	7/23/2015	7662	ATT	Acct#990566760, 06/10/15-07/...	-231.86	67,913.45
Bill Pmt -Check	7/23/2015	7663	Bank of America*		-701.22	67,212.23
Bill Pmt -Check	7/23/2015	7664	Lori Brogin*	Reimbursement: May 2014 Sti...	-147.82	67,064.41
Bill Pmt -Check	7/23/2015	7665	Mail Finance	Cust#416653, 12-Aug-15 to 11...	-126.42	66,937.99
Bill Pmt -Check	7/23/2015	7666	Motor Parks	Cust#025-001 Unreserved (7) ...	-630.00	66,307.99
Bill Pmt -Check	7/23/2015	7667	Office Depot*		-423.62	65,884.37
Bill Pmt -Check	7/23/2015	7668	Print Master	Cust#314	-146.14	65,738.23
Check	7/30/2015	89701812	Michael D. Antonovich	Stipend, July 30, 2015	-105.19	65,633.04
Check	7/30/2015	89701813	Lori W. Brogin	Stipend, July 30, 2015	-147.83	65,485.21
Check	7/30/2015	89701814	Richard Close	Stipend, July 30, 2015	-147.82	65,337.39
Check	7/30/2015	DM	Donald L. Dear	Stipend, July 30, 2015	-147.82	65,189.57
Check	7/30/2015	89701815	Margaret E. Finlay	Stipend, July 30, 2015	-147.83	65,041.74
Check	7/30/2015	89701816	Edward G. Gladbach	Stipend, July 30, 2015	-147.82	64,893.92
Check	7/30/2015	89701817	Donald Knabe	Stipend, July 30, 2015	-147.82	64,746.10
Check	7/30/2015	89701818	Sheila A Kuehl	Stipend, July 30, 2015	-136.39	64,609.71
Check	7/30/2015	DM	Gerard McCallum II	Stipend, July 30, 2015	-147.83	64,461.88
Check	7/30/2015	89701819	Judith Mitchell	Stipend, July 30, 2015	-147.83	64,314.05
Check	7/30/2015	89701820	Greig L. Smith	Stipend, July 30, 2015	-147.83	64,166.22
Check	7/30/2015	DM	David Spence	Stipend, July 30, 2015	-147.83	64,018.39
Check	7/30/2015	DM	Federal Tax Deposit	Payroll Taxes, July 30, 2015	-72.25	63,946.14
Check	7/30/2015	DM	State Income Tax	Payroll Taxes, July 30, 2015	-10.00	63,936.14
Bill Pmt -Check	7/30/2015	7669	County Counsel	VOID: Legal Services: June 20...	0.00	63,936.14
Bill Pmt -Check	7/30/2015	7670	Daily Journal		-234.27	63,701.87
Bill Pmt -Check	7/30/2015	7671	Gina Duche	Bookkeeping: 4.5 Hrs	-90.00	63,611.87
Bill Pmt -Check	7/30/2015	7672	LACERA	Employee/Employer contributi...	-12,500.70	51,111.17
Check	7/31/2015	DM	Ambar De La Torre	Salary, July 31, 2015	-1,617.83	49,493.34
Check	7/31/2015	DM	Douglass Dorado	Salary, July 31, 2015	-2,512.10	46,981.24
Check	7/31/2015	DM	Michael E. Henderson	Salary, July 31, 2015	-1,942.79	45,038.45
Check	7/31/2015	DM	Patricia Knoebl-Wood	Salary, July 31, 2015	-1,261.55	43,776.90

Type	Date	Num	Name	Memo	Amount	Balance
Check	7/31/2015	DM	Paul Novak	Salary, July 31, 2015	-4,457.83	39,319.07
Check	7/31/2015	DM	Alisha O'Brien	Salary, July 31, 2015	-1,881.48	37,437.59
Check	7/31/2015	DM	June D. Savala	Salary, July 31, 2015	-3,665.68	33,771.91
Check	7/31/2015	DM	Federal Tax Deposit	Payroll Taxes, July 31, 2015	-4,480.10	29,291.81
Check	7/31/2015	DM	State Income Tax	Payroll Taxes, July 31, 2015	-1,177.39	28,114.42
Total 10003 Operating Account					28,114.42	28,114.42
Total 10000 Cash Unrestricted					28,114.42	28,114.42
TOTAL					28,114.42	28,114.42

AGENDA ITEM NO. 6d - August 12, 2015
PENDING APPLICATIONS AS OF August 3, 2015

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
1	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
2	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
3	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
4	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
5	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.	August Protest Hearing	6/5/2007	Aug-2015
6	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
7	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 fw. 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, and CEQA.	9/22/2008	Unknown
8	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
9	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. EIR on hold 4-14-15. Applicant requested to keep this file open, pending details how to proceed with the project 04/29/15.	6/9/2010	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
10	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
11	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
12	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
13	DD	City of Carson Annexation 2011-25 (Rancho Dominguez)	City of Carson	1,710 acres located south of the 91 Freeway, west of the 740 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
14	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
15	AOB	Annexation 2012-19 Walnut Valley Water District (Walnut Hills Development)	Walnut Valley Water District	550.52 acres: Northwesterly 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.	August Protest Hearing	1/3/2013	Aug-2015
16	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
17	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.	August Agenda	2/20/2013	Sep-2015

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
18	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
19	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
20	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
21	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
22	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
23	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
24	AD	Annexation 740 to District No. 21	Sanitation Districts	6.591 acres located on Rio Rancho Road directly north of the 60 Freeway, all within the City of Pomona.	August Agenda	10/6/2014	Sep-2015
25	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.	Protest July Agenda	11/4/2014	Jul-2015

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
26	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
27	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.	Notice of Filing sent 02-19-15	2/10/2015	Unknown
28	AOB	Reorganization No. 2015-08 to Greater Los Angeles County Vector Control District	Greater Los Angeles County Vector Control District	200.2± acres. Portion of the City of Gardena, east of Crenshaw Blvd., north of 147th St. and north of Rosecrans Blvd., west of Hobart Blvd. Detachment from Los Angeles County West Vector Control District and Annexation to Greater Los Angeles County Vector Control District.	Notice of Filing sent 03-24-15, Incomplete filing; property tax transfer resolution.	3/19/2015	Unknown
29	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1068	Sanitation Districts	2.51± acres. On Sand Canyon Road approximately 450 feet north of Live Oak Springs Canyon Road, all within the City of Santa Clarita.	August Agenda	5/5/2015	Sep-2015
30	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1069	Sanitation Districts	0.159± acres. On Alderbrook Drive, approximately 200 feet north of 12th Street, all within the City of Santa Clarita.	August Agenda	5/5/2015	Sep-2015
31	AD	Annexation 745 to District No. 21	Sanitation Districts	25.260 acres. Located on Wheeler Avenue, approximately 1/4-mile south of its intersection with Arrow Highway, all within the City of La Verne.	Notice of Filing sent 06-16-15 Incomplete filing; property tax transfer resolution.	5/18/2015	Unknown
32	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1073	Sanitation Districts	245.042 acres. Located at the terminus of Golden Valley Road, northeast of Newhall Ranch Road, north of Soledad Canyon Road, and south of Bouquet Canyon Road, all within the City of Santa Clarita.	Notice of Filing sent 06-16-15 Incomplete filing; property tax transfer resolution.	6/16/2015	Unknown
33	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1075	Sanitation Districts	0.762 acres. Located on Live Oak Springs Canyon Road at Eaglehelm Drive, all within the City of Santa Clarita.	Notice of Filing sent 06-16-15 Incomplete filing; property tax transfer resolution.	6/16/2015	Unknown
34	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1076	Sanitation Districts	0.4 acres. Located at the terminus of Bakerton Avenue at its intersection with Darter Drive, all within the City of Santa Clarita.	Notice of Filing sent 06-16-15 Incomplete filing; property tax transfer resolution.	6/16/2015	Unknown

Staff Report

August 12, 2015

Agenda Item No. 6.e.

Annexation No. 1068 to Santa Clarita Valley Sanitation District of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	2.51± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution or Petition:	April 8, 2015
Application Filed with LAFCO:	May 4, 2015
Location:	The affected territory is located on Sand Canyon Road approximately 450 feet north of Live Oak Springs Canyon Road.
City/County:	City of Santa Clarita
Affected Territory:	The affected territory consists of one existing single-family home. The topography is flat.
Surrounding Territory:	Surrounding territory is residential.
Landowner(s):	David Lonstein
Registered Voters:	1 registered voter as of April 13, 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(a) because the annexation consists of areas containing existing structures developed to the density allowed by the current zoning. A Categorical Exemption was adopted by Santa Clarita Valley Sanitation District of Los Angeles County, as lead agency, on April 8, 2015.

Additional Information:

None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 6 residents as of April 13, 2015. The population density is 2.39 persons per acre.

The estimated future population is 6 residents (no anticipated change).

The affected territory is 2.51+/- acres. The existing land use consists of one existing single-family home.

The assessed valuation is \$1,160,000 as of April 13, 2015. The per capita assessed valuation is 193,333.33.

The topography of the affected territory is flat.

There are no natural boundaries.

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

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

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

b. Governmental Services and Controls:

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

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

c. Proposed Action and Alternative Actions:

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

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

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

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

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

e. *Agricultural Lands:*

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

f. *Boundaries:*

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

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

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

g. *Consistency with Regional Transportation Plan:*

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

h. *Consistency with Plans:*

The proposal is consistent with the existing City's General Plan designation of Rural Residential (RR-4).

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

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

i. *Sphere of Influence:*

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

j. *Comments from Public Agencies:*

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

k. *Ability to Provide Services:*

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

l. *Timely Availability of Water Supplies:*

There are no known issues regarding water supply or delivery.

m. *Regional Housing:*

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

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

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

o. *Land Use Designations*

The proposal is consistent with the existing City's General Plan designation of Rural Residential (RR-4).

The proposal is consistent with the existing City's zoning designation of Residential.

p. *Environmental Justice:*

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

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

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

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

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

CONCLUSION:

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

Recommended Action:

1. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1068 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. 1068 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 City of Santa Clarita; and

WHEREAS, the proposed annexation consists of approximately 2.51± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1068 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 to one existing single-family home; and

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

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

WHEREAS, the Executive Officer set the item for consideration for August 12, 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 August 12, 2015, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, acting in its role as a responsible agency with respect to Annexation No. 1068 to Santa Clarita Valley Sanitation District of Los Angeles county, finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it consists of areas containing existing structures developed to the density allowed by the current zoning. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.
2. Pursuant to Government Code Section 56662(a), the Commission hereby finds and determines that:
 - a. The territory encompassed by the annexation is uninhabited; and

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

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

- 3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
- 4. The affected territory consists of 2.51± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1068 to Santa Clarita Valley Sanitation District of Los Angeles County".

- 5. Annexation No. 1068 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 12th day of August 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**







APN: 2840 012 025

BOULDER CREEK RD

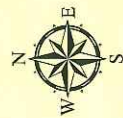
SAND CANYON RD

ROBINSON RANCH RD

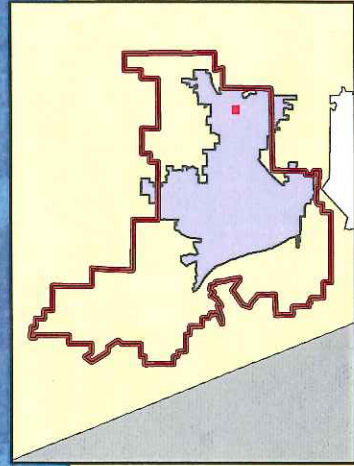
Legend

-  CSD Annexation SCV-1068
-  Santa Clarita Valley Sanitation District of Los Angeles County
-  City of Santa Clarita
-  Sphere of Influence, CSD SCV

Annexation No. 1068 to the Santa Clarita Valley Sanitation District of Los Angeles County



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



Staff Report

August 12, 2015

Agenda Item No. 6.f.

Annexation No. 1069 to Santa Clarita Valley Sanitation District of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	0.159± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution or Petition:	April 8, 2015
Application Filed with LAFCO:	May 4, 2015
Location:	The affected territory is located on Alderbrook Drive, approximately 200 feet north of 12 th Street.
City/County:	City of Santa Clarita
Affected Territory:	The affected territory consists of one existing single-family home. The topography is flat.
Surrounding Territory:	Surrounding territory is residential and vacant.
Landowner(s):	William and Linda Clark
Registered Voters:	3 registered voter as of April 24, 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(a) because the annexation consists of areas containing existing structures developed to the density allowed by the current zoning. A Categorical Exemption was adopted by Santa Clarita Valley Sanitation District of Los Angeles County, as lead agency, on April 8, 2015.

Additional Information:

None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 3 residents as of April 24, 2015. The population density is 18.87 persons per acre.

The estimated future population is 3 residents (no anticipated change).

The affected territory is 0.159+/- acres. The existing land use consists of one existing single-family home.

The assessed valuation is \$87,794 as of April 24, 2015. The per capita assessed valuation is \$29,264.67.

The topography of the affected territory is flat.

There are no natural boundaries.

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

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

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

b. Governmental Services and Controls:

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

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

c. Proposed Action and Alternative Actions:

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

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

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

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

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

e. *Agricultural Lands:*

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

f. *Boundaries:*

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

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

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

g. *Consistency with Regional Transportation Plan:*

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

h. *Consistency with Plans:*

The proposal is consistent with the existing City's General Plan designation of Urban Residential.

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

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

i. *Sphere of Influence:*

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

j. *Comments from Public Agencies:*

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

k. *Ability to Provide Services:*

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

l. *Timely Availability of Water Supplies:*

There are no known issues regarding water supply or delivery.

m. *Regional Housing:*

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

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

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

o. *Land Use Designations*

The proposal is consistent with the existing City's General Plan designation of Urban Residential.

The proposal is consistent with the existing City's zoning designation of Urban Residential-2.

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

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

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

CONCLUSION:

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

Recommended Action:

1. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1069 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. 1069 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 City of Santa Clarita; and

WHEREAS, the proposed annexation consists of approximately 0.159± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1069 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 to one existing single-family home; and

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

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

WHEREAS, the Executive Officer set the item for consideration for August 12, 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 August 12, 2015, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, acting in its role as a responsible agency with respect to Annexation No. 1069 to Santa Clarita Valley Sanitation District of Los Angeles county, finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it consists of areas containing existing structures developed to the density allowed by the current zoning. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.
2. Pursuant to Government Code Section 56662(a), the Commission hereby finds and determines that:
 - a. The territory encompassed by the annexation is uninhabited; and

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

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

- 3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
- 4. The affected territory consists of 0.159± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1069 to Santa Clarita Valley Sanitation District of Los Angeles County".

- 5. Annexation No. 1069 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 12th day of August 2015.

MOTION:

SECOND:

AYES:

NOES:

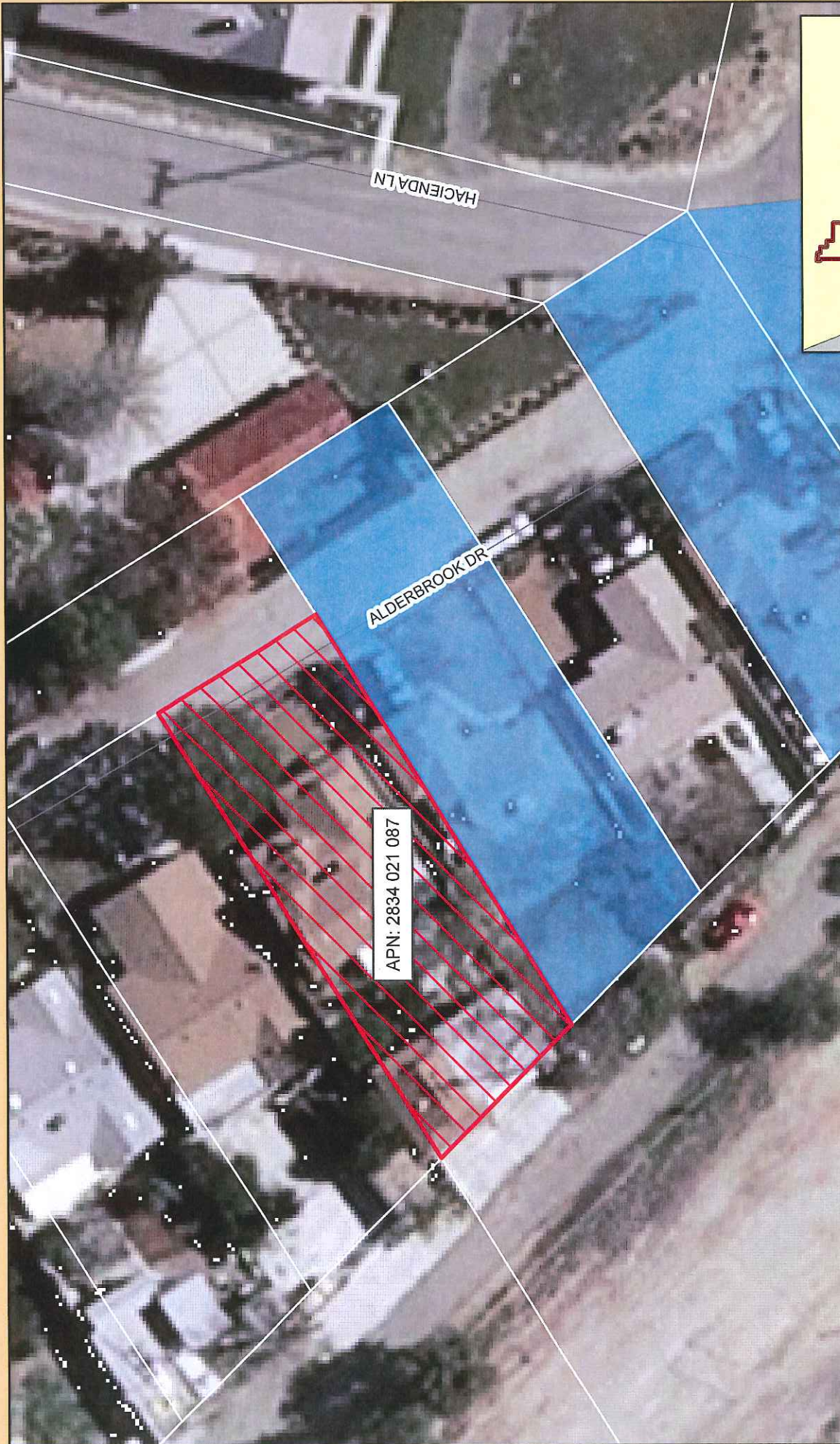
ABSTAIN:

ABSENT:





MOTION PASSES: 0/0/0

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

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



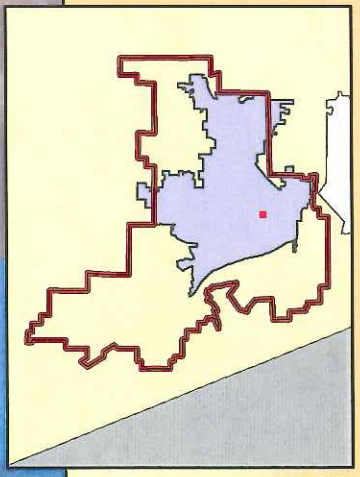
Legend

-  CSD Annexation SCV-1069
-  Santa Clarita Valley Sanitation District of Los Angeles County
-  City of Santa Clarita
-  Sphere of Influence, CSD SCV

**Annexation No. 1069 to the
Santa Clarita Valley Sanitation
District of Los Angeles County**



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



Staff Report

August 12, 2015

Agenda Item No. 6.g.

Annexation No. 740 to Los Angeles County Sanitation District No. 21

PROPOSAL SUMMARY:

Size of Affected Territory:	4.287± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Los Angeles County Sanitation District No. 21
Resolution or Petition:	August 27, 2014
Application Filed with LAFCO:	October 6, 2014
Location:	The affected territory is located on Rio Rancho Road directly north of the 60 Freeway.
City/County:	City of Pomona
Affected Territory:	The affected territory consists of 56 proposed condominiums. The topography is flat.
Surrounding Territory:	Surrounding territory is residential and commercial
Landowner(s):	Lifestyle Properties LLC
Registered Voters:	0 registered voters as of September 29, 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 proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332 (In-Fill Development Project). A Categorical Exemption was adopted by City of Pomona, as lead agency, on August 23, 2006.

Additional Information:

None.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 0 residents as of September 29, 2014.

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

The estimated future population is 224 residents.

The affected territory is 4.287+/- acres. The proposed/future land use consists of 56 proposed condominiums.

The assessed valuation is \$5,347,000 as of September 29, 2014.

The per capita assessed valuation issue does not apply because the affected territory is unpopulated. On May 19, 2015, 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 significant growth in the next ten years, due to the proposed development of 56 condominiums. 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 56 proposed condominiums which require organized governmental services. The affected territory will require governmental services indefinitely.

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

c. *Proposed Action and Alternative Actions:*

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

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

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

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

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

e. *Agricultural Lands:*

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

f. *Boundaries:*

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

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

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

g. *Consistency with Regional Transportation Plan:*

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

h. *Consistency with Plans:*

The proposal is consistent with the existing City's General Plan designation of Specific Plan (SP).

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 City's General Plan designation of Specific Plan (SP).

The proposal is consistent with the existing City's zoning designation of Specific Plan (SP).

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 CEQA pursuant to State CEQA Guidelines Section 15332 (In-Fill Development Project) because (a) it is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) the project site has no value as habitat for endangered, rare or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the site can be adequately served by all required utilities and public services. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.

A Categorical Exemption was adopted by City of Pomona, as lead agency, on August 23, 2006. Los Angeles County Sanitation District No. 21 adopted the Categorical Exemption, as a responsible agency, on August 27, 2014. Pursuant to the staff recommendation and draft Resolution, the Commission would be adopting the Categorical Exemption as a responsible agency as well.

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, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 740 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. 740 TO THE LOS ANGELES COUNTY SANITATION DISTRICT NO.21"**

WHEREAS, the City of 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 City of Pomona; and

WHEREAS, the proposed annexation consists of approximately 4.287± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 740 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 56 proposed condominiums; 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 August 12, 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 August 12, 2015, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, acting in its role as a responsible agency with respect to Annexation No. 740 to the Los Angeles County Sanitation District No. 21, finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332 (In-Fill Development Project) because (a) it is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) the project site has no value as habitat for endangered, rare or threatened species; (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) the site can be adequately served by all required utilities and public services. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.

A Categorical Exemption was adopted by City of Pomona, as lead agency, on August 23, 2006. Los Angeles County Sanitation District No. 21 adopted the Categorical Exemption, as a responsible agency, on August 27, 2014. Pursuant to the staff recommendation and draft Resolution, the Commission would be adopting the Categorical Exemption as a responsible agency as well.

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

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

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

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

4. The affected territory consists of 4.287± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 740 to Los Angeles County Sanitation District No. 21".

5. Annexation No. 740 to Los Angeles County Sanitation District No. 21 is hereby approved, subject to the following terms and conditions:

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

- f. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
 - g. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
 - h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation
- 6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the Los Angeles County Sanitation District No. 21.
- 7. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, *et seq.*

PASSED AND ADOPTED this 12th day of August 2015.

MOTION:

SECOND:

AYES:

NOES:

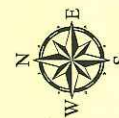
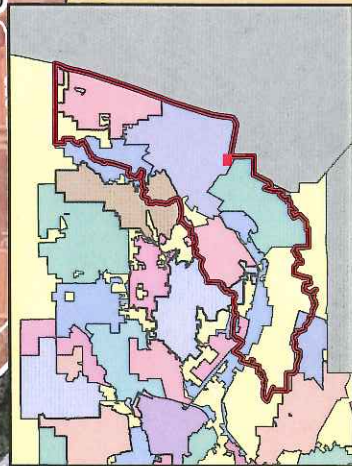
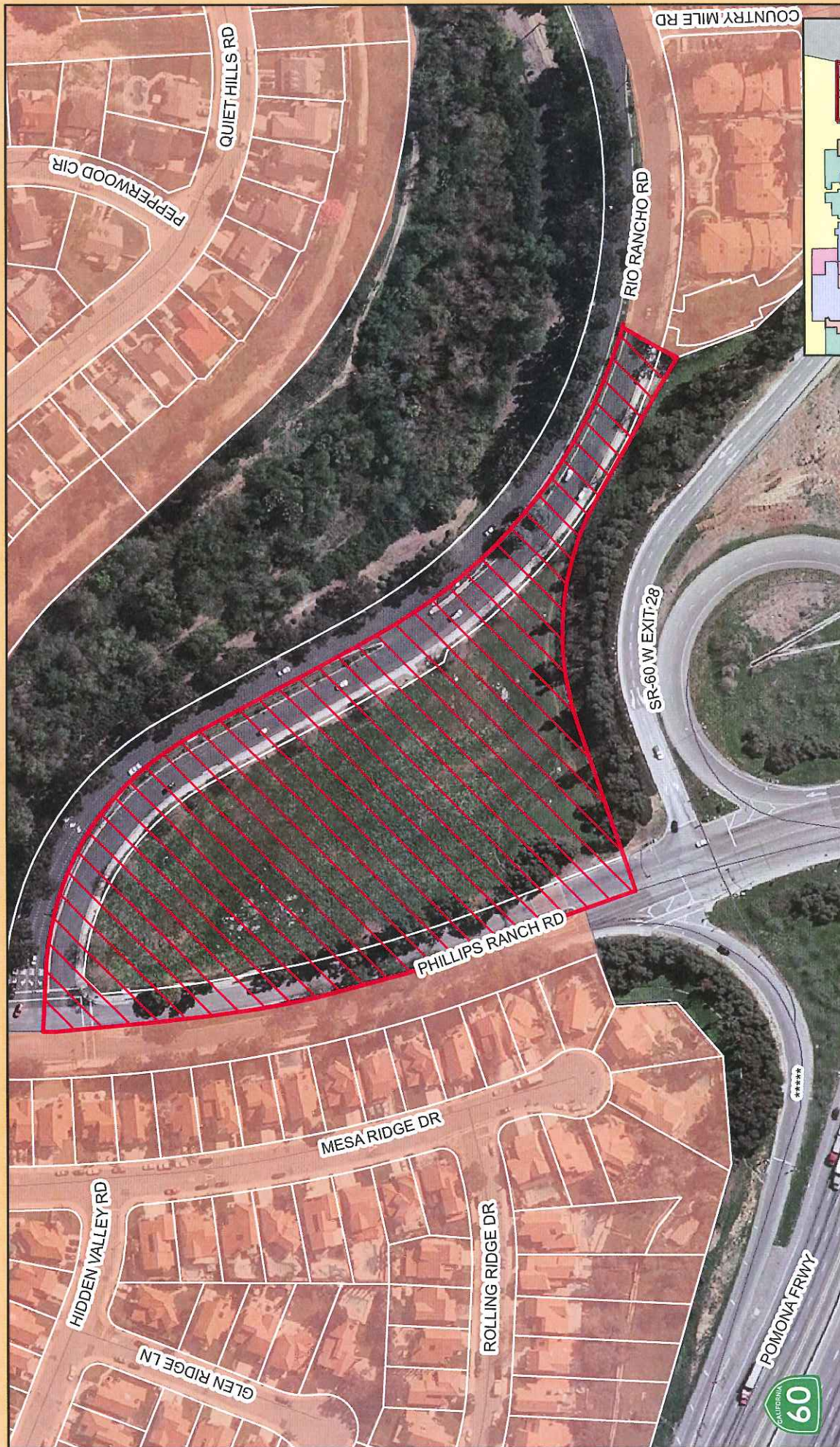
ABSTAIN:

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. 740 to County Sanitation District No. 21

Legend

 CSD Annexation 21-740

 Los Angeles County Sanitation District No. 21

 City of Pomona

 Sphere of Influence, CSD 21

200 100 0 200

Feet

Staff Report

August 12, 2015

Agenda Item No. 6.h.

Annexation No. 2012-01 to the Los Angeles County Waterworks District No. 40 – Antelope Valley (Antelope Valley Christian Center)

PROPOSAL SUMMARY:

Size of Affected Territory:	81.24± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Antelope Valley Christian Center
Resolution or Petition:	February 20, 2013
Application Filed with LAFCO:	February 20, 2013
Location:	The affected territory is located at the southwest corner of 30 th Street East and Avenue K-8.
City/County:	City of Lancaster.
Affected Territory:	The affected territory consists of vacant land. Of the 80± acres, 20 ± acres will be developed to include a church facility, auditorium, multi-purpose rooms and office space, and a one-acre drainage basin. The topography is flat. A drainage basin will be constructed within the affected territory. The remaining 60± acres will remain vacant with no planned future development at this time.
Surrounding Territory:	The surrounding land is residential to the east, vacant land to the north and west, and a soccer field to the south.
Landowner(s):	Antelope Valley Christian Center.
Registered Voters:	0 registered voters as of July 13, 2015.
Purpose/Background:	The purpose of this annexation is for the District to provide potable water service to a proposed church facility, auditorium, multi-purpose rooms and office space.

Related Jurisdictional Changes:	There are no related jurisdictional changes.
Within SOI:	Yes
Waiver of Notice/Hearing/Protest:	Yes
CEQA Clearance:	<p>The California Environmental Quality Act (CEQA) clearance for the 20± acres (proposed church facility, auditorium, multi-purpose rooms and office space, and a one-acre drainage basin) is a Negative Declaration adopted by the City of Lancaster, as lead agency, on September 20, 2012.</p> <p>The remaining 60± acres is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061.b.3 because it can be seen with certainty that there is no possibility that the annexation will a significant effect on the environment. The remaining 60± acres will remain vacant with no proposed development at this time. Any future development would be subject to discretionary approval(s) by the City of Lancaster.</p>
Additional Information:	None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 0 residents as of July 13, 2015. The population density issue does not apply because the affected territory is unpopulated.

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

The affected territory is 81.24+/- acres. The existing land use is vacant land. The proposed/future land use is the construction of a church facility, auditorium, multi-purpose rooms and office space, and a one-acre drainage basin.

The assessed valuation is \$530,247 as of July 13, 2015. The per capita assessed valuation issue does not apply because the affected territory is unpopulated. On July 7, 2015, 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. A one-acre drainage basin will be constructed within the affected territory.

The nearest populated area is immediately east of the affected territory. The affected territory is likely to experience no growth in the next ten years other than the construction of a church facility, auditorium, multi-purpose rooms and office space, and a one-acre drainage basin. The adjacent areas are likely to experience significant growth in the next ten years.

b. Governmental Services and Controls:

The affected territory will be developed to include a proposed church facility, auditorium, multi-purpose rooms and office space, and a one-acre drainage basin which require organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of government services and controls in the area are acceptable. The probable effect of the proposed action and of alternative courses of action on the cost and adequacy of services and controls in the affected territory and adjacent areas is for the landowner to pay lower rates than if the landowner were to remain outside the District boundary and pay out-of-district rates.

c. Proposed Action and Alternative Actions:

The proposed church facility, auditorium, multi-purpose rooms and office space, and a one-acre drainage basin will not impact the surrounding areas. There is no effect of the proposed action on mutual social and economic interests. As a special district annexation, the proposal has no impact on the local governmental structure of the County.

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

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

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

e. *Agricultural Lands:*

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

f. *Boundaries:*

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

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

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

g. *Consistency with Regional Transportation Plan:*

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

h. *Consistency with Plans:*

The proposal is consistent with the existing City of Lancaster General Plan designation of NU – Non Urban Residential.

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

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

i. *Sphere of Influence:*

The affected territory is within the Sphere of Influence of the Los Angeles County Waterworks District No. 40 –Antelope Valley.

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 Los Angeles County Waterworks District No. 40 – Antelope Valley, and the City of Lancaster will provide 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:*

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

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

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

o. *Land Use Designations*

The proposal is consistent with the existing City of Lancaster General Plan designation of NU (Nonurban Residential).

The proposal is consistent with the existing City of Lancaster zoning designation of RR-1 (Rural Residential with one unit per acre).

p. *Environmental Justice:*

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

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The CEQA clearance for the 20± acres (proposed church facility, auditorium, multi-purpose rooms and office space, and a one-acre drainage basin) is a Negative Declaration, adopted by the City of Lancaster, as lead agency, on September 20, 2012. The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines Section 15096.

The remaining 60± acres is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061.b.3 because it can be seen with certainty that there is no possibility that the annexation will have a significant effect on the environment. Any future development would be subject to discretionary approval(s) by the City of Lancaster.

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 Los Angeles County Waterworks District No. 40 – Antelope Valley which will be for the interest of landowners and/or present and/or future inhabitants within the Los Angeles County Waterworks District No. 40 – Antelope Valley and within the annexation territory.

Recommended Action:

1. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 2012-01 to the Los Angeles County Waterworks District No. 40 – Antelope Valley (Antelope Valley Christian Center).

**RESOLUTION NO. 2015-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 2012-01 TO THE LOS ANGELES COUNTY WATERWORKS DISTRICT
NO. 40 – ANTELOPE VALLEY (ANTELOPE VALLEY CHRISTIAN CENTER)"**

WHEREAS, the Antelope Valley Christian Center submitted a petition for proceedings, to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the Los Angeles County Waterworks District No. 40 – Antelope Valley (District), all within the City of Lancaster; and

WHEREAS, the proposed annexation consists of approximately 81.24± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2012-01 to the Los Angeles County Waterworks District No. 40"; 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 potable water service to a proposed church facility, auditorium, multi-purpose rooms and office space, and a one-acre drainage basin; 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 August 12, 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 August 12, 2015, this Commission considered the Proposal and the report of the Executive Officer.

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

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 2012-01 to the Los Angeles County Waterworks District No. 40 – Antelope Valley, pursuant to California Environmental Quality Act (CEQA), the Commission considered the Negative Declaration for the 20± acres (proposed church facility, auditorium, multi-purpose rooms and office space, and a one-acre drainage basin) prepared by the City of Lancaster, as lead agency, on September 20, 2012, together with any comments received during the public review process; and certifies that the Commission has independently reviewed and considered and reached its own conclusions regarding the environmental effects of the proposed project as shown in the Negative Declaration.

2. The Commission, acting in its role as a responsible agency with respect to Annexation No. 2012-01 to the Los Angeles County Waterworks District No. 40 – Antelope Valley, finds that this annexation of the remaining 60± acres is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061.b.3, because it can be seen with certainty that there is no possibility that the annexation of the remaining 60± acres will have a significant effect on the environment. Any future development would be subject to discretionary approval(s) by the City of Lancaster.
3. 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.

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

5. The affected territory consists of 81.24± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 2012-01 to the Los Angeles County Waterworks District No. 40".

6. Annexation No. 2012-01 to the Los Angeles County Waterworks District No. 40 is hereby approved, subject to the following terms and conditions:

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

of the District.

- g. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
 - h. Except to the extent in conflict with "a" through "g", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
7. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the District.
8. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the 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 12th day of August 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



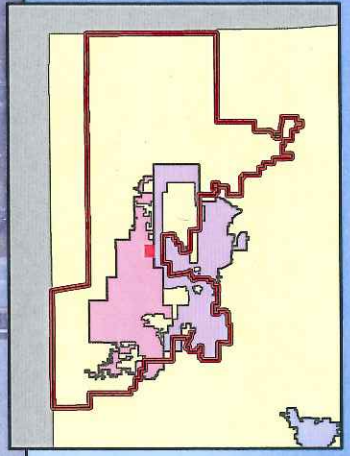
Legend

-  Annexation 2012-01
-  City of Lancaster
-  City of Palmdale
-  Los Angeles County Waterworks District 40, Antelope Valley
-  Sphere of Influence, CWWD 40

Annexation 2012-01 Antelope Valley Christian Center Los Angeles County Waterworks District 40, Antelope Valley



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



Staff Report

August 12, 2015

Agenda Item No. 7.a.

Reconfirmation of the Municipal Service Reviews (MSRs) and Spheres of Influence (SOIs) for Cities and Special Districts

In fulfilling its basic purpose to plan the future organization of local agencies, Government Code Section (Section) 57076, requires that the Commission adopt a “sphere of influence” for each city and special district. A Sphere of Influence is defined as “a plan for the probable physical boundaries and service are” of each city or special district.

Section 56430 directs LAFCO to prepare Municipal Service Reviews (MSRs) to help inform the Commission’s decisions regarding SOIs.

Section 564525(g) requires that the Commission “shall, as necessary, review and update each sphere of influence” for the cities and special districts. This section of the law, and the corresponding requirement to prepare Municipal Service Reviews (MSRs), came into being with the amendments to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Act) adopted in 2000. The law required that the first “round” of MSRs be prepared prior to January 1, 2008, with future rounds occurring every five years thereafter.

The commission adopted MSRs for all cities and special districts in Los Angeles County prior to the initial January 1, 2008 deadline (this has come to be known as “Round 1”). The current round is known as “Round 2.” For Round 2, at your March, 2011 meeting, the Commission directed staff to prepare MSRs for 9 cities and 14 special districts (some of which the Commission has adopted, and some of which are in process).

In late 2012, consistent with the every five years “as necessary” language in the Act, the Commission reconfirmed the existing MSRs and SOIs for the 74 remaining cities and the 44 remaining special districts in Round 2. At that time, six cities and eight special districts were not included, so that there could be a case-by-case review relating to Disadvantaged Unincorporated Communities (DUCs) that are within or adjacent to the boundaries of these 14 cities and districts.

Since the adoption of the MSRs and SOIs in 2008, the Act was amended in 2011 relative to Disadvantaged Unincorporated Communities (DUCs). DUCs are defined as those unincorporated territories “in which the annual median household income is 80 percent (80%) or less than the statewide median household income.” The current calculation is any area in which the annual median income is \$61,094 or less.

Pursuant to Government Code Section 56425(e)(5), when determining the SOI of a local agency, the Commission is required to consider the present and probable need for public facilities and services related to sewers, municipal and industrial water, and structural fire protection of any

DUCs within or adjacent to the agency's existing SOI. Staff has reviewed the existing SOI for each city and special district referenced herein, a map of DUCs within and adjacent to each city and special district's SOI, and recent history relative to annexations into each city and special district. Staff has concluded that reconfirmation of the MSRs and SOIs for these fourteen agencies is consistent with Government Code Section 56425(e)(5), as well as the intent of SB 244, Statutes of 2011 (the statutes which created the DUCs provisions in the law). Staff therefore recommends that the Commission reconfirm the existing Municipal Service Reviews for 6 cities and 8 special districts. The draft resolution prepared for the Commission's approval includes evidence and information to support the finding for each of the fourteen agencies.

Pursuant to Government Code Section 56425(h), when determining the SOI of a local agency, the Commission is required to assess the feasibility of governmental reorganization and determine if reorganization will further then goals of orderly development and efficient and affordable service delivery. Based upon its analysis, does not recommend that the Commission reorganize any of these agencies.

The proposed reconfirmation of existing SOIs, are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that the recommended actions have no possibility of having a significant adverse effect on the environment because they reconfirm existing SOIs, and, in the alternative, that these recommendations are not a project for purposes of CEQA, because they are organizational activities of governments with no direct nor indirect effects on the physical environment pursuant to Section 15378(b)(5) of the State CEQA Guidelines.

On June 24, 2015, the Executive Officer sent a letter to the city managers (for cities) and general managers (for special districts) informing them that the proposed reconfirmation of their respective SOIs would be on today's Commission agenda. The letter further requested that individuals contact the Executive Officer if they had any concerns. As of the preparation of this report, representatives of one city (City of Montebello) and one district (Consolidated Fire Protection District of Los Angeles County) contacted LAFCO staff. In both instances, staff was able to answer the inquiries to each caller's satisfaction.

Recommended Action:

1. Open the public hearing and take testimony;
2. There being no further testimony, close the public hearing;
3. Find that the reconfirmation of existing SOIs, are exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that the recommended actions have no possibility of having a significant adverse effect on the environment because they reconfirm existing SOIs, and, in the alternative, that these recommendations are not a project for purposes of CEQA, because they are organizational activities of

governments with no direct nor indirect effects on the physical environment pursuant to Section 15378(b)(5) of the State CEQA Guidelines;

4. Reconfirm the current MSRs and SOIs for the City of Hawthorne, City of Industry, City of Inglewood, City of Lancaster, City of Los Angeles, City of Montebello, Consolidated Fire Protection District of Los Angeles County, Littlerock Creek Irrigation District, Los Angeles County Sanitation District No.1, Los Angeles Sanitation District No. 8, Los Angeles County Sanitation District No. 14, Los Angeles County Sanitation District No. 20, Los Angeles County Waterworks District No 40 – Antelope Valley, and the Rowland Water District;
5. Direct the Executive Officer to add the words “SOI Reconfirmed on August 12, 2015,” to the official LAFCO maps for the cities and special districts referenced in Section 4, above; and
6. Direct the Executive Officer to mail copies of this resolution as provided in Section 56882 of the Government Code.

RESOLUTION NO. 2015-000RMD

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES RECONFIRMING THE
MUNICIPAL SERVICE REVIEWS (MSRs) AND THE SPHERES OF
INFLUENCE (SOIs) FOR THE CITY OF HAWTHORNE, CITY OF INDUSTRY,
CITY OF INGLEWOOD, CITY OF LANCASTER, CITY OF LOS ANGELES,
CITY OF MONTEBELLO, CONSOLIDATED FIRE PROTECTION DISTRICT
OF LOS ANGELES COUNTY, LITTLEROCK CREEK IRRIGATION
DISTRICT, LOS ANGELES COUNTY SANITATION DISTRICT NO. 1, LOS
ANGELES COUNTY SANITATION DISTRICT NO. 8, LOS ANGELES COUNTY
SANITATION DISTRICT NO. 14, LOS ANGELES COUNTY SANITATION
DISTRICT NO. 20, LOS ANGELES COUNTY WATERWORKS DISTRICT 40 –
ANTELOPE VALLEY, AND THE ROWLAND WATER DISTRICT**

WHEREAS, the Cortese-Knox-Hertzberg Local Governmental Reorganization Act of 2000 (Act) (California Government Code Section (Section) 56000 et seq) provides that a Local Agency Formation Commission (LAFCO) must adopt the Spheres of Influence (SOIs) of each local governmental agency within its jurisdiction (Section 56425(a)) and that it must update, as necessary, each Sphere every five years (Section 56425(g)); and

WHEREAS, the Sphere of Influence is the primary planning tool for LAFCO and defines the probable physical boundaries and service area of a local agency as determined by LAFCO;

WHEREAS, proceedings for adoption, update and amendment of a Sphere of Influence are described at Section 56427 et seq;

WHEREAS, Section 56430 requires that in order to prepare and to update Spheres of Influence, the Commission shall conduct a Municipal Service Review prior to or in conjunction with action to update or adopt a Sphere of Influence;

WHEREAS, as required by Government Code Section 56425, the Local Agency Formation Commission for the County of Los Angeles (LA LAFCO, LAFCO, or Commission) has previously prepared Municipal Service Reviews (MSRs) between 2004 and 2006 as an accompanying report to the Sphere of Influence Updates for the City of Hawthorne, City of Industry, City of Inglewood, City of Lancaster, City of Los Angeles, City of Montebello, Consolidated Fire Protection District of Los Angeles County, Littlerock Creek Irrigation District, Los Angeles County Sanitation District No. 1, Los Angeles County Sanitation District No. 8, Los Angeles County Sanitation District No. 14, Los Angeles County Sanitation District No. 20, Los Angeles County Waterworks District No. 40 - Antelope Valley, and the Rowland Water District, and has furnished a copy of this report to each person entitled to a copy;

WHEREAS the information and findings contained in the MSR and SOI updates for each of the cities and special districts identified in this Resolution are current and do not raise any significant boundary or service-related issues;

WHEREAS, pursuant to Government Code Section 56425(e)(5), when determining the SOI of a local agency, the Commission is required to consider the present and probable need for public facilities and services related to sewers, municipal and industrial water, and structural fire protection of any Disadvantaged Unincorporated Communities (DUCs) within the agency's existing SOI;

WHEREAS, staff has reviewed the existing SOI for each city and special district referenced herein, a map of DUCs within and adjacent to each city and special district's SOI, and recent history relative to annexations into each city and special district, giving

due consideration to the legislative intent of SB 244 (the legislation which created DUCs);

WHEREAS, for each of the cities and special districts identified in this Resolution, staff has determined that the reconfirmation of existing MSR and SOI updates does not present any issues with respect to the present and probable need of Section 56425(d)(5) services (sewers, municipal and industrial water, and structural fire protection) to Disadvantaged Unincorporated Communities (DUCs) because reconfirmation of the SOI is consistent with the present and probable need for these itemized public services to any DUCs;

WHEREAS, pursuant to Government Code Section 56425(h), staff has assessed the feasibility of governmental reorganization of all agencies included herein, within the context of promoting the goals of orderly development and efficient and affordable service delivery, and does not recommend that the Commission reorganize any of these agencies;

WHEREAS, for the City of Hawthorne, there are approximately six DUCs within or adjacent to the City of Hawthorne SOI; single-family and multi-family residences are the predominant uses in these areas, with the exception of some commercial-retail uses along the Crenshaw Boulevard corridor, and all within the context of an urbanized, developed, and largely built-out community; these DUCs require public facilities and services, and will continue to do so indefinitely, and all of these DUCs utilize the public facilities and services of a range of service-providers; no annexation proposals to the City of Hawthorne have been filed with LAFCO since January 1, 2012, when the DUCs provisions were added to the Act; for the most recent annexation into Hawthorne

(Annexation No. 2010-07), which was filed in 2010 and was approved by the Commission in 2012, at that time the affected territory was not adjacent to a DUC; and, in these regards, reconfirming the existing SOI for the City of Hawthorne is consistent with Government Code Section 56425(e)(5);

WHEREAS, for the City of Industry, there are approximately nine DUCs within or adjacent to the City of Industry SOI; within these DUCs there is a mix of uses (single-family and multi-family residences, industrial, and commercial-retail uses), all within the context of an urbanized, developed, and largely built-out community; these DUCs require public facilities and services, and will continue to do so indefinitely, and all of these DUCs utilize the public facilities and services of a range of service-providers; no annexation proposals to the City of Industry have been filed with LAFCO since January 1, 2012, when the DUCs provisions were added to the Act; the one existing proposal (Annexation No. 2007-04) involves only a public right-of-way, does not involve any private property, and neither includes nor is adjacent to any existing DUC; and, in these regards, reconfirming the existing SOI for the City of Industry is consistent with Government Code Section 56425(e)(5);

WHEREAS, for the City of Inglewood, there is one relatively large DUC adjacent to the City of Inglewood SOI on its southwesterly boundary, and two additional DUCs adjacent to the SOI on its easterly boundary; within these DUCs there is a mix of uses (single-family and multi-family residences, industrial, and commercial-retail uses), all within the context of an urbanized, developed, and largely built-out community; these DUCs require public facilities and services, and will continue to do so indefinitely, and all of these DUCs utilize the public facilities and services of a range of service-

providers; no annexation proposals to the City of Inglewood have been filed with LAFCO since January 1, 2012, when the DUCs provisions were added to the Act; the most recent annexation into Inglewood was in 1996, well before the DUCs provisions were added to the Act; and, in these regards, reconfirming the existing SOI for the City of Inglewood is consistent with Government Code Section 56425(e)(5);

WHEREAS, for the City of Lancaster, there is one very large DUC adjacent to the City of Lancaster's SOI on its northerly and easterly boundaries, and five additional DUCs adjacent to the SOI at various locations along its southerly boundary; within these DUCs there is a mix of uses (single-family and multi-family residences, industrial, and commercial-retail uses) within developed, and largely built-out communities, as well as large swaths of desert with very few homes and large vacant areas; these DUCs require public facilities and services, and will continue to do so indefinitely, and all of these DUCs utilize the public facilities and services of a range of service-providers; no annexation proposals to the City of Lancaster have been filed with LAFCO since January 1, 2012, when the DUCs provisions were added to the Act; the most recent annexation into Lancaster was in 1991, well before the DUCs provisions were added to the Act; and, in these regards, reconfirming the existing SOI for the City of Lancaster is consistent with Government Code Section 56425(e)(5);

WHEREAS, for the City of Los Angeles, there are several DUCs within or adjacent to the City of Los Angeles SOI; within these DUCs there is a mix of uses (single-family and multi-family residences, industrial, and commercial-retail uses), all within the context of urbanized, developed, and largely built-out communities; these DUCs require public facilities and services, and will continue to do so indefinitely, and

all of these DUCs utilize the public facilities and services of a range of service-providers; two annexation proposals have been filed with LAFCO since January 1, 2012, when the DUCs provisions were added to the Act; in the first proposal, for Annexation No. 2013-06 (Jordan Downs), the proposal involved an annexation of a DUC to the City of Los Angeles, consistent with the intent of the DUCs provisions in the Act; in the second proposal, for Reorganization No. 2014-01, which involved exchanging territory between the City of Los Angeles and the County of Los Angeles within the Universal Studios property, there were no DUC issues involved, as there are no DUCs within or adjacent to this reorganization; the one pending annexation, Annexation No. 2011-27, involves a development proposal (Hidden Creek Estates), and there are no DUC issues involved, as there are no DUCs within or adjacent to this reorganization; and, in these regards, reconfirming the existing SOI for the City of Los Angeles is consistent with Government Code Section 56425(e)(5);

WHEREAS, for the City of Montebello, there is one relatively large DUC adjacent to the City of Montebello SOI on its southwesterly boundary; within this DUC there is a mix of uses (single-family and multi-family residences, industrial, public cemetery, government, and commercial-retail uses), all within the context of the urbanized, developed, and largely built-out community of unincorporated East Los Angeles; this DUC requires public facilities and services, and will continue to do so indefinitely, and all of this DUC utilizes the public facilities and services of a range of service-providers; no annexation proposals to the City of Montebello have been filed with LAFCO since January 1, 2012, when the DUCs provisions were added to the Act; the most recent annexation into Montebello was in 1986, well before the DUCs provisions

were added to the Act; and, in these regards, reconfirming the existing SOI for the City of Montebello is consistent with Government Code Section 56425(e)(5);

WHEREAS, for the Consolidated Fire Protection District of Los Angeles County (CFPD), the District and SOI boundaries for the CFPD include all unincorporated territories in the County of Los Angeles, and therefore include all DUCs in the County of Los Angeles; the CFPD currently provides structural fire protection to all DUCs within the County of Los Angeles; within these DUCs there is a mix of uses (single-family and multi-family residences, industrial, government, and commercial-retail uses); these DUCs require public facilities and services, and will continue to do so indefinitely, and all of these DUCs utilize the public facilities and services of a range of service-providers; since January 1, 2012, when the DUCs provisions were added to the Act, there have been two reorganizations involving the CFPD; in the first proposal, for Reorganization No. 2014-01, which involved exchanging territory between the City of Los Angeles and the County of Los Angeles within the Universal Studios property, there were no DUC issues involved, as there are no DUCs within or adjacent to this reorganization; in the second proposal, Reorganization No. 2014-10 to the City of Torrance, there were no DUC issues involved, as there are no DUCs within or adjacent to this reorganization; and, in these regards, reconfirming the existing SOI for the CFPD is consistent with Government Code Section 56425(e)(5);

WHEREAS, for the Littlerock Creek Irrigation District, there are two large DUCs adjacent to the Littlerock Creek Irrigation District SOI, each of which is partially within the boundaries of the District and its SOI and partially outside the District and SOI boundaries; within then southerly DUCs there is a commercial corridor along

Pearblossom Highway, and, beyond that, the overwhelming majority of the territory within the DUCs consists of very low-density single-family dwellings and large swaths of undeveloped land; the developed portions of these DUCs (and future areas that are developed) require public facilities and services, and will continue to do so indefinitely, and all of these DUCs utilize the public facilities and services of a range of service-providers; no annexation proposals to the Littlerock Creek Irrigation District have been filed with LAFCO since January 1, 2012, when the DUCs provisions were added to the Act; the District has filed no proposals to annex territory at least as far back as 1993, according to LAFCO records; the most recent activity was a proposal to detach territory from the District, which was denied by the Commission in 1995, well before the DUCs provisions were added to the Act; and, in these regards, reconfirming the existing SOI for the Littlerock Creek Irrigation District is consistent with Government Code Section 56425(e)(5);

WHEREAS, for Los Angeles County Sanitation District No. 1, there are several DUCs within or adjacent to the District's SOI; within these DUCs there is a mix of uses (single-family and multi-family residences, industrial, and commercial-retail uses), all within the context of urbanized, developed, and largely built-out communities; these DUCs require public facilities and services, and will continue to do so indefinitely, and all of these DUCs utilize the public facilities and services of a range of service-providers; properties within those DUCs that are adjacent to the District's SOI and outside its boundaries receive sanitary sewer service from adjoining public agencies; no annexation proposals to District No. 1 have been filed with LAFCO since January 1, 2012, when the DUCs provisions were added to the Act; the District has filed no

proposals to annex territory at least as far back as 1993, according to LAFCO records; there are several DUCs within the boundaries of the District, to which the District is currently providing service; and, in these regards, reconfirming the existing SOI for Sanitation District No. 1 is consistent with Government Code Section 56425(e)(5);

WHEREAS, for Los Angeles County Sanitation District No. 8, there are several DUCs within or adjacent to the District's SOI; within these DUCs there is a mix of uses (single-family and multi-family residences, industrial, and commercial-retail uses), all within the context of urbanized, developed, and largely built-out communities; these DUCs require public facilities and services, and will continue to do so indefinitely, and all of these DUCs utilize the public facilities and services of a range of service-providers; properties within these DUCs that are adjacent to the District's SOI and outside its boundaries receive sanitary sewer service from adjoining public agencies; no annexation proposals to District No. 8 have been filed with LAFCO since January 1, 2012, when the DUCs provisions were added to the Act; the District has filed no proposals to annex territory at least as far back as 1993, according to LAFCO records; there are several DUCs entirely within the boundaries of the District, to which the District is currently providing service; there are several DUCs which are located partially within Los Angeles County Sanitation District No. 8 and partially within Los Angeles County Sanitation District No. 1, and each district is providing service to those portions of the DUC within its respective boundaries; and, in these regards, reconfirming the existing SOI for Sanitation District No. 8 is consistent with Government Code Section 56425(e)(5);

WHEREAS, for Los Angeles County Sanitation District No. 14, there are several DUCs within or adjacent to the District's SOI; within these DUCs there is a mix of uses (single-family and multi-family residences, industrial, and commercial-retail uses, and large swaths of vacant land); the developed portions of these DUCs (and future areas that are developed) require public facilities and services, and will continue to do so indefinitely, and all of these DUCs utilize the public facilities and services of a range of service-providers; a portion of one of these DUCs that is adjacent to the District's SOI and outside its boundaries is within the boundaries of adjacent Los Angeles County Sanitation District No. 20; twenty-one proposals have been filed since January 1, 2012, when the DUCs provisions were added to the Act, all of which involved individual landowners (or small groups of landowners) who approached Sanitation Districts staff with an interest in annexing into District No. 14; of these twenty-one applications, three involved DUCs issues, including Annexation No. 14-412, approved by the Commission on March 13, 2013; Annexation No. 14-416, approved by the Commission on February 12, 2014; and Annexation No. 14-408, approved by the Commission on August 8, 2012; all of which involved proposals which annexed territory adjacent to an existing DUC, and the adjoining territory in the DUC was already within the boundaries of District No. 14; the majority of territory comprising the DUCs adjacent to District No. 14 involves a large swath of territory to the north and east of the District, most of which is undeveloped, vacant, or sparsely developed; and, in these regards, reconfirming the existing SOI for Sanitation District No. 8 is consistent with Government Code Section 56425(e)(5);

WHEREAS, for Los Angeles County Sanitation District No. 20, there are several DUCs within or adjacent to the District's SOI; within these DUCs there is a mix of uses

(single-family and multi-family residences, industrial, and commercial-retail uses, and large swaths of vacant land); the developed portions of these DUCs (and future areas that are to be developed) require public facilities and services, and will continue to do so indefinitely, and all of these DUCs utilize the public facilities and services of a range of service-providers; a portion of one of these DUCs that is adjacent to the District's SOI and outside its boundaries is within the boundaries of adjacent Los Angeles County Sanitation District No. 14; five proposals have been filed since January 1, 2012, when the DUCs provisions were added to the Act, all of which involved individual landowners (or small groups of landowners) who approached Sanitation Districts staff with an interest in annexing into District No. 20, and all five annexations are within the more developed, central areas of the City of Palmdale, whereas the majority of territory comprising the DUCs within or adjacent to District No. 20 involve large swaths of territory along the northern boundary of the District, composed of the Los Angeles World Airports (LAWA) property intended for aviation-related uses, and which includes no residents nor registered voters, and portions of which are already within the boundary of the district; and, in these regards, reconfirming the existing SOI for Sanitation District No. 8 is consistent with Government Code Section 56425(e)(5);

WHEREAS, for Los Angeles County Waterworks District No. 40 – Antelope Valley, there are several DUCs within or adjacent to the District's SOI; within these DUCs there is a mix of uses (single-family and multi-family residences, industrial, and commercial-retail uses, and large swaths of vacant land); the developed portions of these DUCs (and future areas that are developed) require public facilities and services, and will continue to do so indefinitely, and that all of these DUCs utilize the public facilities and

services of a range of service-providers; eleven proposals have been filed since January 1, 2012, when the DUCs provisions were added to the Act; of these eleven proposals, 4 were filed by District No. 40 at the request of LAFCO staff, and involved annexations of territory including customers already served by Waterworks District No. 40; the eleven proposals all involved territory that is more centrally located to the more developed, central areas of the City of Palmdale and the City of Lancaster, whereas the majority of territory comprising the DUCs within or adjacent to Waterworks District No. 40 involves large swaths of territory along the outer boundaries of the District, portions of which are already within the District's boundaries, and those portions of the DUCs outside the District's boundaries are undeveloped, vacant, or sparsely developed; and, in these regards, reconfirming the existing SOI for Sanitation District No. 8 is consistent with Government Code Section 56425(e)(5);

WHEREAS, for the Rowland Water District, there are several DUCs entirely or partially within the boundaries of the Rowland Water District; the uses in these areas are primarily existing single-family dwellings, with the exception of some commercial-retail uses along the Pomona (SR-60) Freeway and a few major roadways like Valley Boulevard, all within the context of urbanized, developed, and largely built-out communities; these DUCs require public facilities and services, and will continue to do so indefinitely, and all of these DUCs utilize the public facilities and services of a range of service-providers; no annexation proposals to the Rowland Water District have been filed with LAFCO since January 1, 2012, when the DUCs provisions were added to the Act; the District has filed no proposals to annex territory at least as far back as 1993, according to LAFCO records; there are several DUCs within the boundaries of the

District, to which the District is currently providing service; there is a DUC which is located partially within the boundaries of Rowland Water District and partially within the boundaries of the Three Valleys Municipal Water District, and each district is providing service to those portions of the DUC within its respective boundaries; there are 3 DUCs which are located partially within the boundaries of Rowland Water District and partially within the boundaries of the Walnut Valley Water District, and each district is providing service to those portions of the DUC within its respective boundaries; there is a DUC to the west of the District's boundaries, but that DUC is within the boundaries of the Upper San Gabriel Valley Municipal Water District, which provides service within this DUC; there does not appear, therefore, to be a deliberate pattern or practice by the Rowland Water District to avoid annexing DUCs; and, in these regards, reconfirming the existing SOI for the Rowland Water District is consistent with Government Code Section 56425(e)(5);

WHEREAS, based upon staff review and the feasibility of governmental reorganization identified in Section 56425(h), staff has determined that any such reorganizations will not further the goals of orderly development and affordable service delivery, and therefore will not recommend reorganization of the cities and special districts identified at this time;

WHEREAS, the Commission is able to establish the nature, location, and extent of any functions or classes of services provided by the existing districts, consistent with Section 56425 which information may be based in part upon written statements obtained by the Commission from the districts;

WHEREAS, the reports for the MSR and SOI updates for the cities and districts identified in this Resolution contain statements of determination as required by Section 56430 for the municipal services provided by the cities and districts;

WHEREAS, copies of the MSR and SOI reports, SOI maps, and statements of determination for each of the cities and special districts identified in this Resolution have been previously reviewed by the Commission and are available for public review in the Commission offices and on the Commission website;

WHEREAS, the Executive Officer, pursuant to Government Code Section 56427, set August 12, 2015, as the hearing date on this MSR and SOI study proposal, and gave the required notice of public hearing;

WHEREAS, the Executive Officer notified the City Manager of each city and the General Manager of each special district identified in this Resolution, in writing, of the Executive Officer's intent to agendize the reconfirmation of each city's SOI as a public hearing item on the agenda for the August 12, 2015, Commission meeting;

WHEREAS, the proposed action consists of the reconfirmation of the MSRs and SOIs for the City of Hawthorne, City of Industry, City of Inglewood, City of Lancaster, City of Los Angeles, City of Montebello, Consolidated Fire Protection District of Los Angeles County, Littlerock Creek Irrigation District, Los Angeles County Sanitation District No. 1, Los Angeles County Sanitation District No. 8, Los Angeles County Sanitation District No. 14, Los Angeles County Sanitation District No. 20, Los Angeles County Waterworks District No. 40 - Antelope Valley, and the Rowland Water District;

WHEREAS, this Commission called for and held a public hearing on the proposal on August 12, 2015, and at the hearing the Commission heard and received all oral and

written protests, objections, and evidence which were made, presented, or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer; and

WHEREAS, pursuant to the California Environmental Quality Act (DEQA), the reconfirmation of existing SOIs was determined to be categorically exempt under Section 15061 of the State CEQA Guidelines because it can be seen with certainty that the recommended actions have no possibility of having a significant adverse effect on the environment because they reconfirm existing SOIs, and, in the alternative, that these are recommendations are not a project for purposes of CEQA because they are organizational activities of governments with no direct nor indirect effects on the physical environment pursuant to Section 15378(b)(5) of the State CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, with respect to the reconfirmation of existing SOIs, hereby determines that these reconfirmations are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061, because it can be seen with certainty that the recommended actions have no possibility of having a significant adverse effect on the environment because they reconfirm existing SOIs, and, in the alternative, that these recommendations are not a project for purposes of CEQA, because they are organizational activities of governments with no direct nor indirect effects on the physical environment pursuant to Section 15378(b)(5) of the State CEQA Guidelines.

2. The Commission has previously prepared Municipal Service Reviews (MSRs), between 2004 and 2006, during the initial MSR/SOI update cycle, as required by Section 56425, as accompanying reports to the Sphere of Influence Updates for the City of Hawthorne, City of Industry, City of Inglewood, City of Lancaster, City of Los Angeles, City of Montebello, Consolidated Fire Protection District of Los Angeles County, Littlerock Creek Irrigation District, Los Angeles County Sanitation District No. 1, Los Angeles County Sanitation District No. 8, Los Angeles County Sanitation District No. 14, Los Angeles County Sanitation District No. 20, Los Angeles County Waterworks District No. 40 - Antelope Valley, and the Rowland Water District, and has furnished a copy of this report to each person entitled to a copy;
3. The information and findings contained in the MSRs adopted from 2004 to 2006 and the and SOI updates for each of the cities and special districts identified in this Resolution are current and do not raise any significant boundary or service-related issues;
4. The Executive Officer's staff report and recommendations for reconfirmation of the current MSRs and SOIs for the City of Hawthorne, City of Industry, City of Inglewood, City of Lancaster, City of Los Angeles, City of Montebello, Consolidated Fire Protection District of Los Angeles County, Littlerock Creek Irrigation District, Los Angeles County Sanitation District No. 1, Los Angeles County Sanitation District No. 8, Los Angeles County Sanitation District No. 14, Los Angeles County Sanitation District No. 20, Los Angeles County Waterworks District No. 40 - Antelope Valley, and the Rowland Water

District, are hereby adopted.

5. With respect to DUCs, the Executive Officer's staff report and recommendations reflect consideration of the existing SOI for each city and special district referenced herein, a map of DUCs within and adjacent to each city and special district's SOI, and recent history relative to annexations into each city and special district, and that the staff report and recommendations are in furtherance of the legislative intent of SB 244 (the legislation which created DUCs);
6. The Executive Officer is hereby directed to add the words "SOI Reconfirmed on August 12, 2015," to the official LAFCO maps for the cities and special districts referenced in Sections 2 and 4, above; and
7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Section 56882 of the Government Code.

PASSED AND ADOPTED this 12th day of AUGUST, 2015,

MOTION:

SECOND:

AYES:

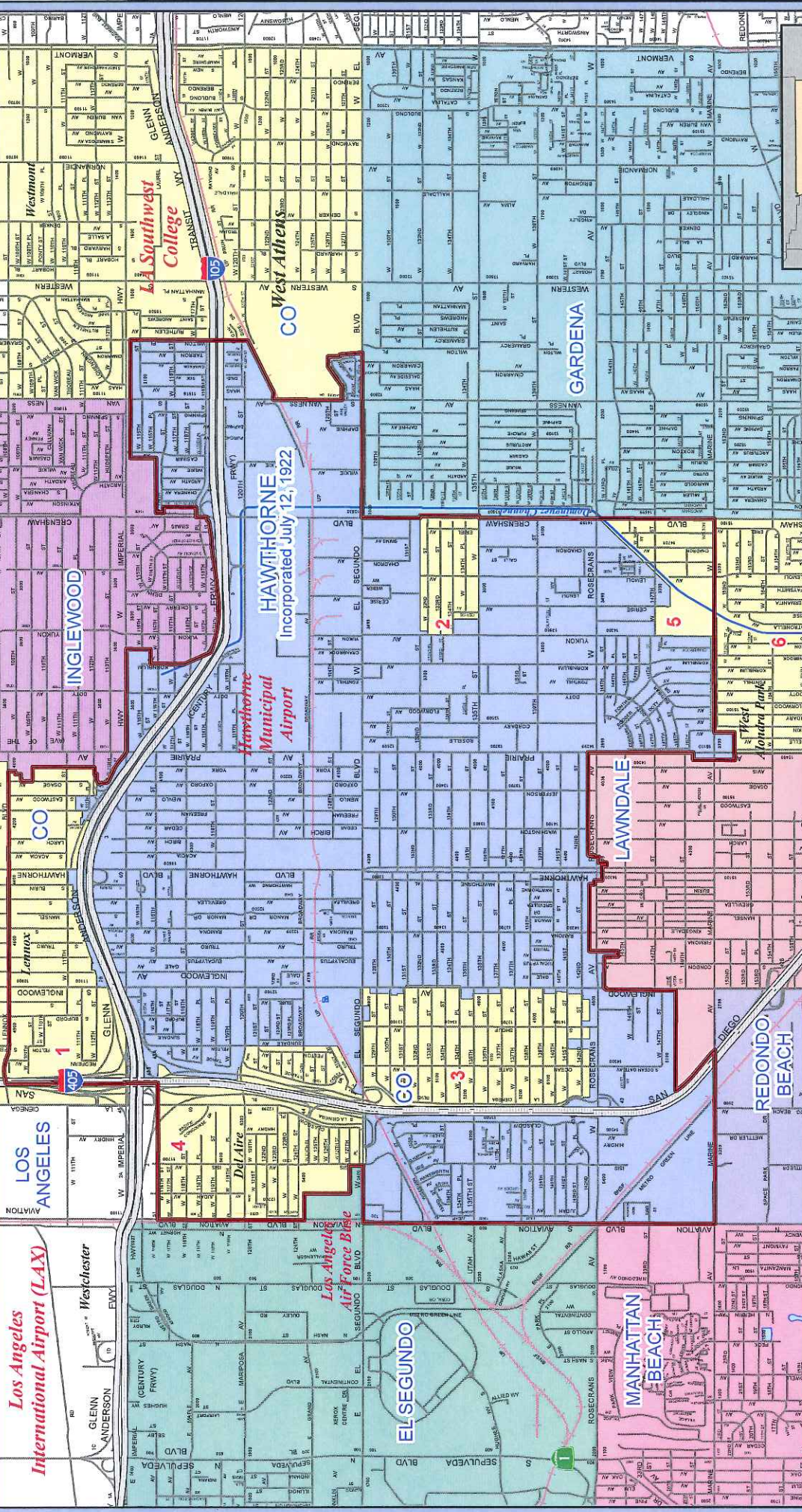
NOES:

ABSTAIN:

ABSENT:

MOTION PASSES:

PAUL A. NOVAK, Executive Officer



Hawthorne Sphere of Influence

LAFCO
Local Agency Formation Commission
for the County of Los Angeles

1 in = 0.6 miles
2,000 1,000 0 2,000 Feet

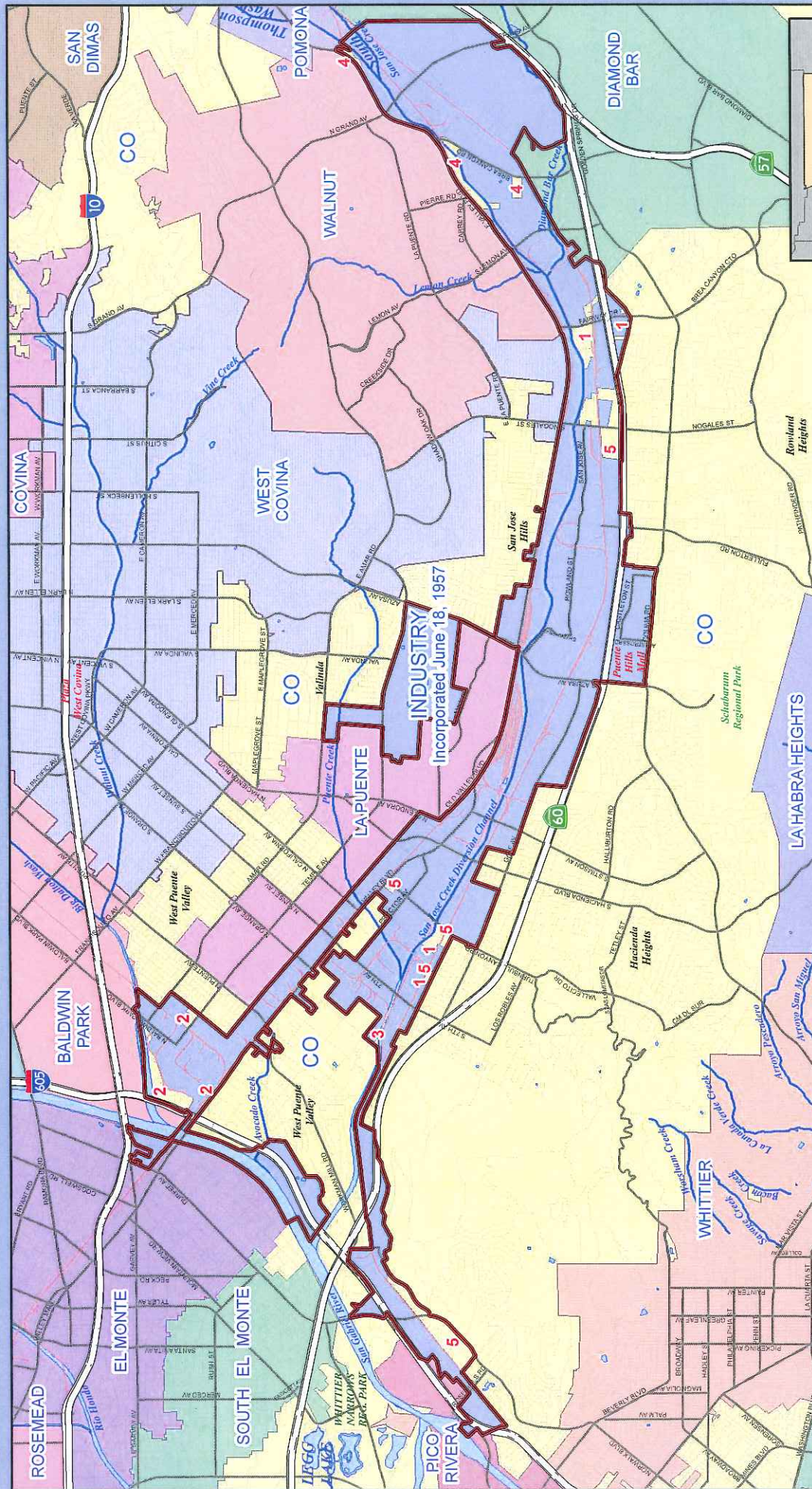
Sphere of Influence History		
Action	Effective Date	
Established	XX-XX-XX	
Reconfirmed	09-28-05	
Reconfirmed	XX-XX-XX	

Legend

Hawthorne Sphere of Influence (SOI)

City of Hawthorne

- 1** Study V. Area 1(C)
Established 11-14-73
- 2** Study V. Area 3
Established 11-14-73
- 3** Study V. Area 6
Established 11-14-73
- 4** Study V. Area 7
Established 11-14-73
- 5** Areas 1 & 2
Established 04-22-84
- 6** Area E(1) Joint SOI
Gardena-Lawndale-Hawthorne
Gardena and Lawndale
Removed 09-28-05



Legend

City of Industry

Industry Sphere of Influence (SOI)

1 Pico Hills Study Area 1, 2, 5-7
Established 01-08-80
Removed 01-01-81

2 Study XVI Area 1, 4, & 2-B
Established 04-12-76

3 Area A-1 & A-2
Established 06-13-84

4 Established 06-27-84

5 Established 08-10-05

Industry Sphere of Influence

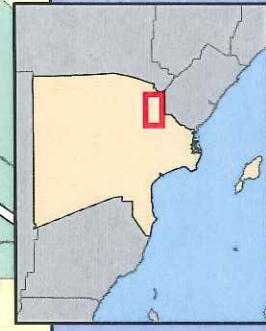
Sphere of Influence History

Action	Effective Date
Established	xxxx-xx
Reconfirmed	08-10-05
Reconfirmed	xxxx-xx

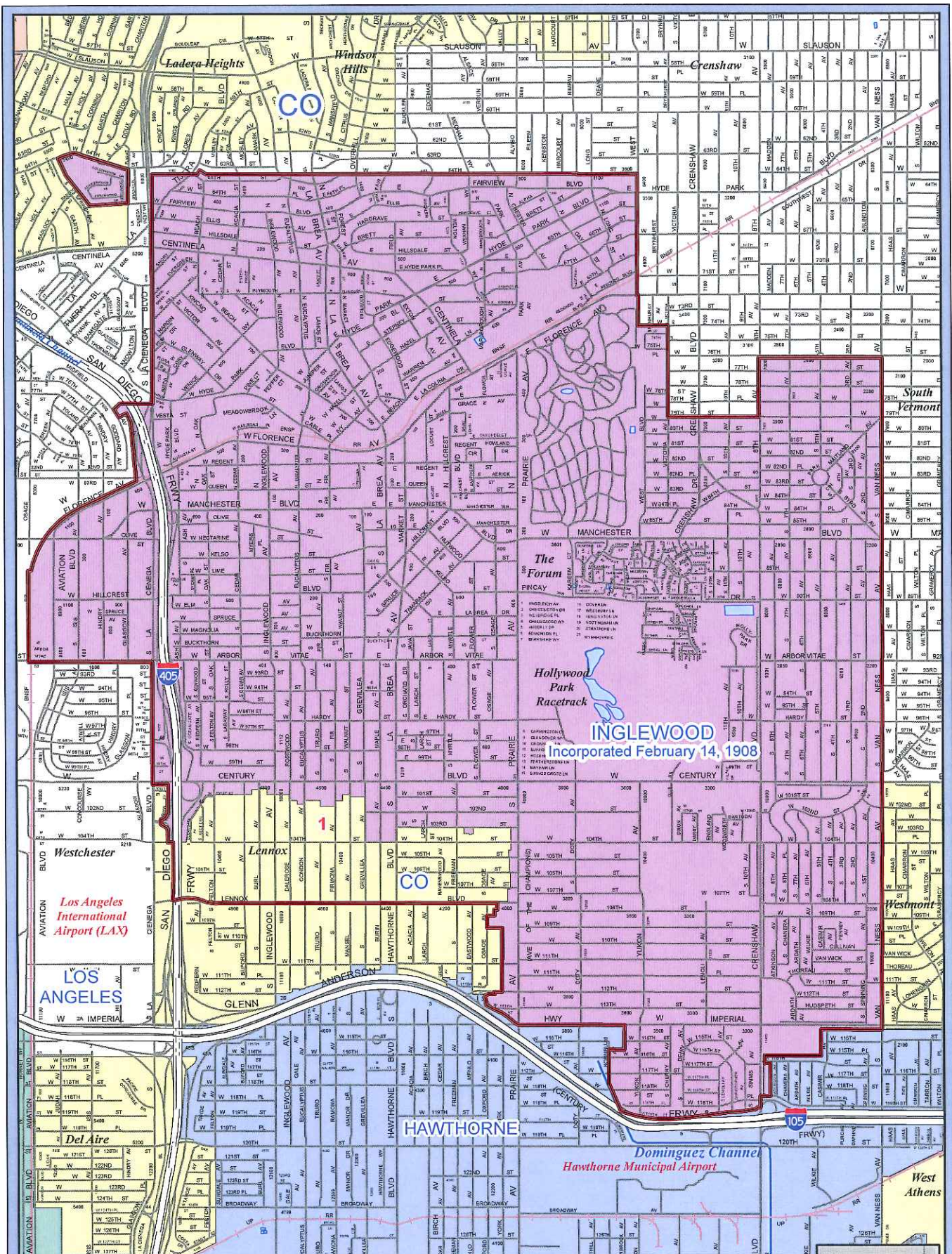
1 in = 1.4 miles



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



Revised September 15, 2014



Legend

City of Inglewood

Inglewood Sphere of Influence (SOI)

1 Study V. Area 1(B)
Established 11-14-73

Inglewood Sphere of Influence

Sphere of Influence History

Action	Effective Date
Established	XX-XX-XX
Reconfirmed	09-28-05
Reconfirmed	XX-XX-XX

1 in = 0.6 miles

1,500 750 0 1,500
Feet

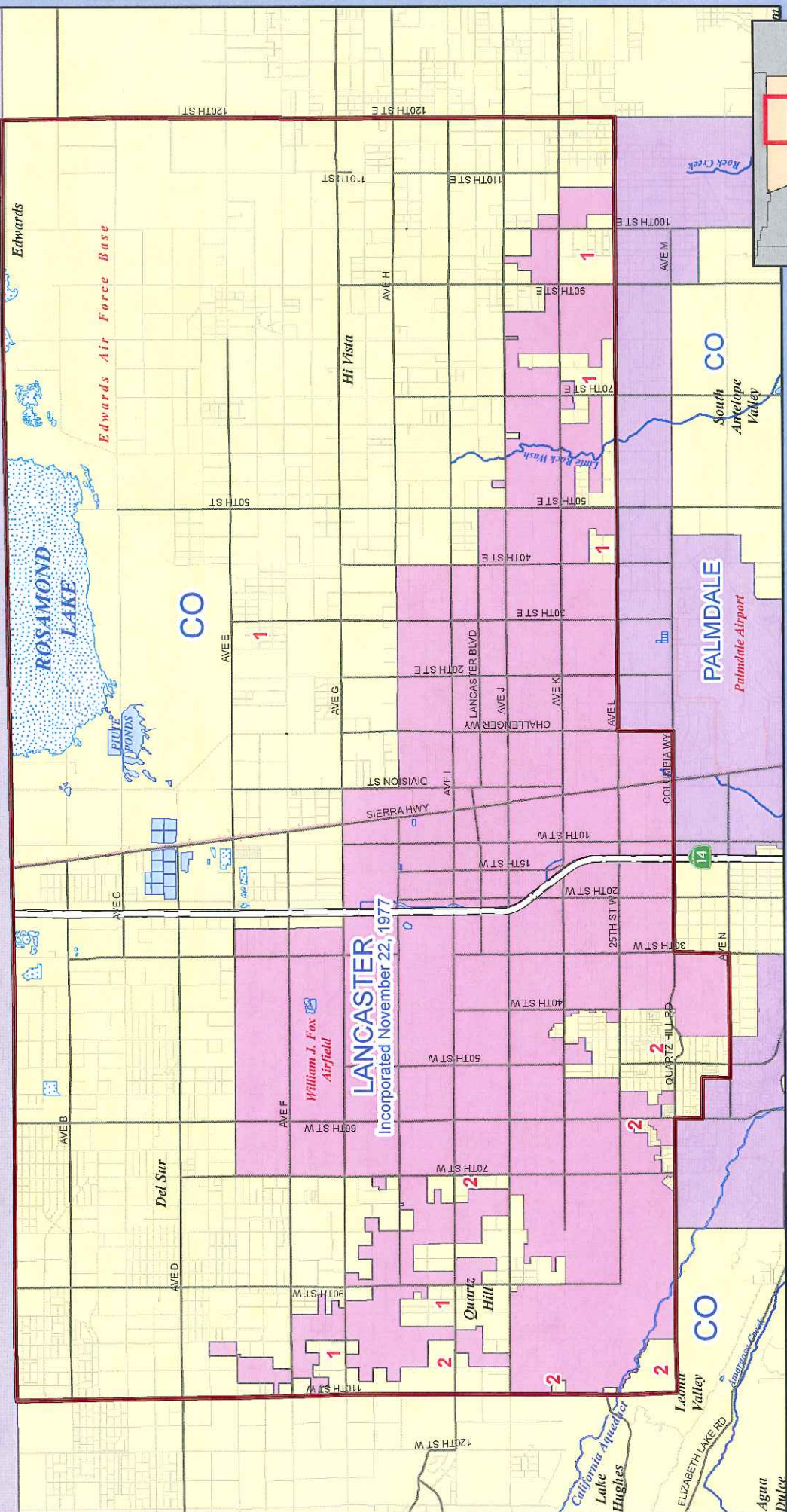


LAFCO
Los Angeles Forward Commission
for the City of Los Angeles

Revised: September 15, 2014



C:\GIS\MapDocs\Inglewood



Legend

City of Lancaster

Lancaster Sphere of Influence (SOI)

1 Study Area Established 12-09-87

2 Study Area Revised Established 05-08-88

Sphere of Influence History

Action	Effective Date
Established	xx-xx-xx
Reconfirmed	08-25-04
Reconfirmed	xx-xx-xx

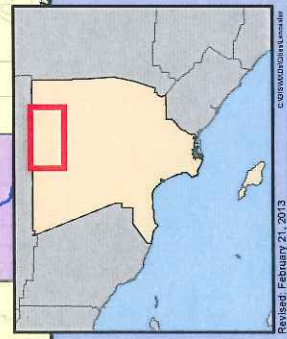
Lancaster Sphere of Influence



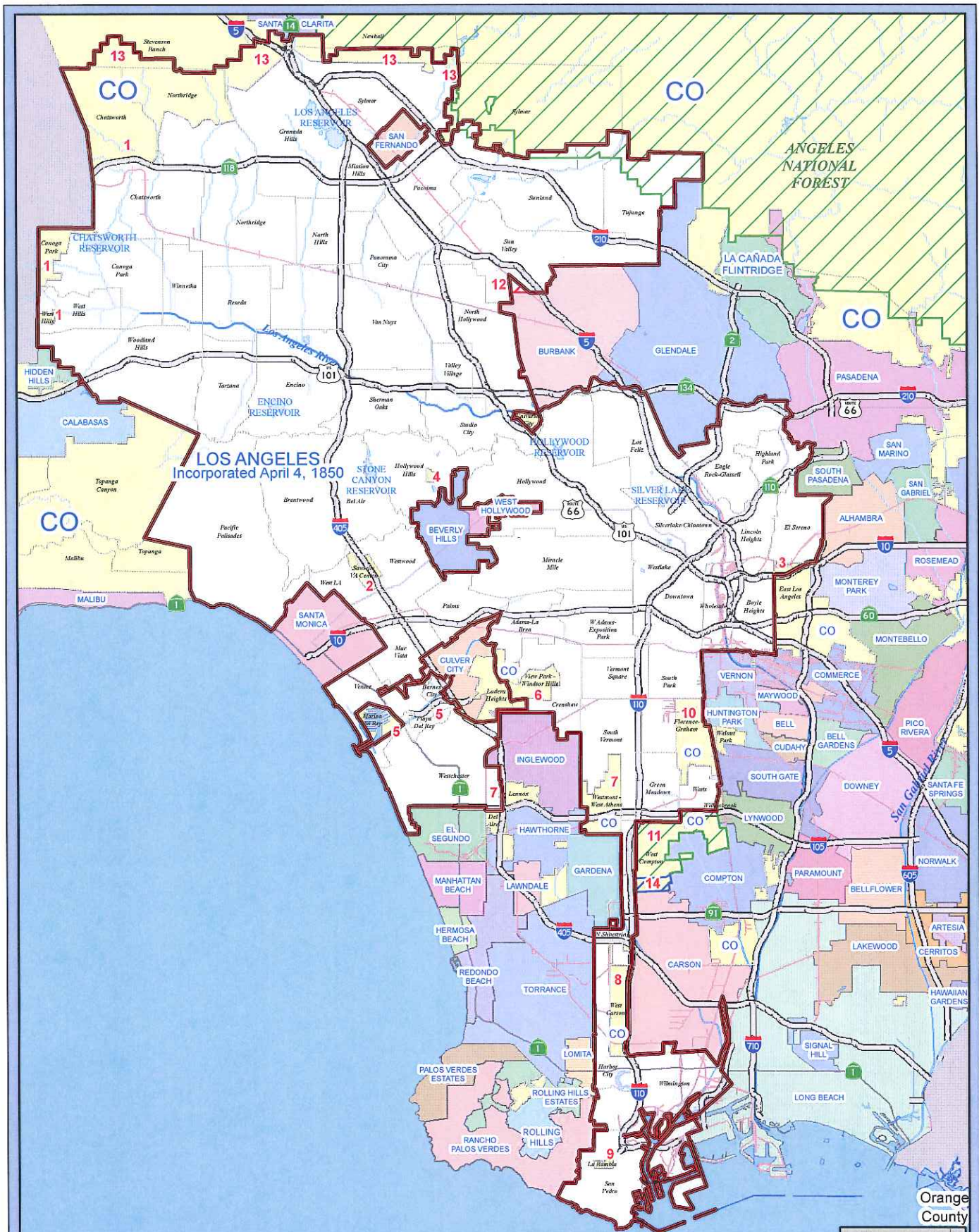
1 in = 2.6 miles



LAFCO
 Local Agency Formation Commission
 for the County of Los Angeles



Revised February 21, 2013



Legend

	Los Angeles Sphere of Influence (SOI)
	City of Los Angeles
	Area "A, B & D" Established 4-27-83
	Established 10-26-83
	Established 3-14-84
	Established 11-14-84
	Study VI, Area 2 Established 11-14-73
	Area 1(B) Established 10-24-84

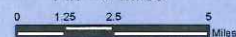
Los Angeles Sphere of Influence

	Study V, Area 1(A) & 2 Adopted 11-14-73		Established 6-27-84
	Study II, Area 3 & 4 Adopted 8-28-74		Study II, Area 5 Joint SOI Compton Established 4-11-73
	Adopted 11-14-84		Area "B" Established 7-25-84
			Established 12-13-06
			MSR, Joint LA/Compton/Carson Established 02-22-06

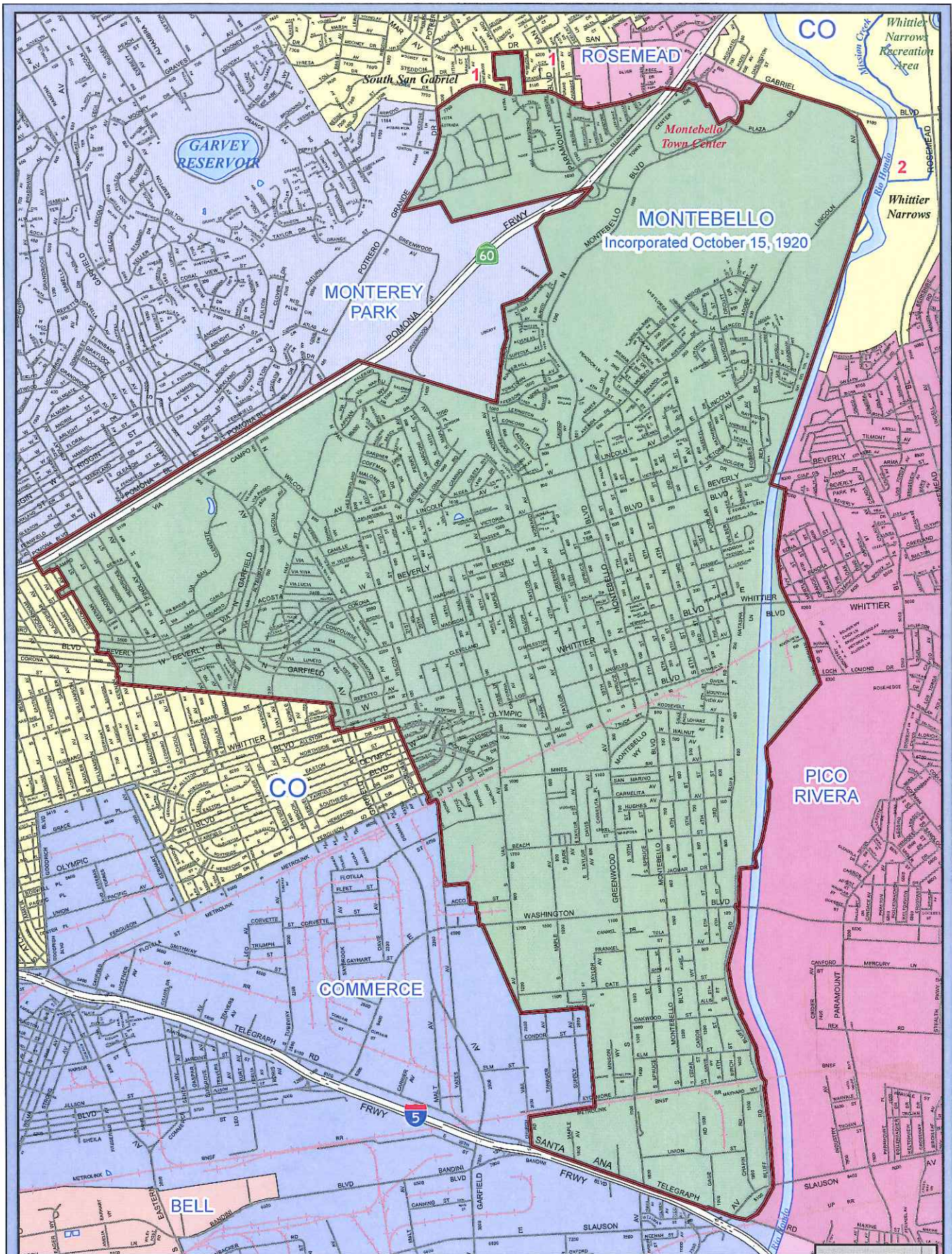
Sphere of Influence History

Action	Effective Date
Established	xx-xx-xx
Reconfirmed	xx-xx-xx

1 in = 5 miles



LAFCO
Local Agency Formation Commission
San Bernardino County, California



Legend

- City of Montebello
- Montebello Sphere of Influence (SOI),
 - Study IX, Area 7(A)
Established 02-08-78
Removed 12-08-04
 - Area "B"
Established 09-26-84
Removed 12-08-04

Sphere of Influence History

Action	Effective Date
Established	XX-XX-XX
Reconfirmed	12-08-04
Reconfirmed	XX-XX-XX

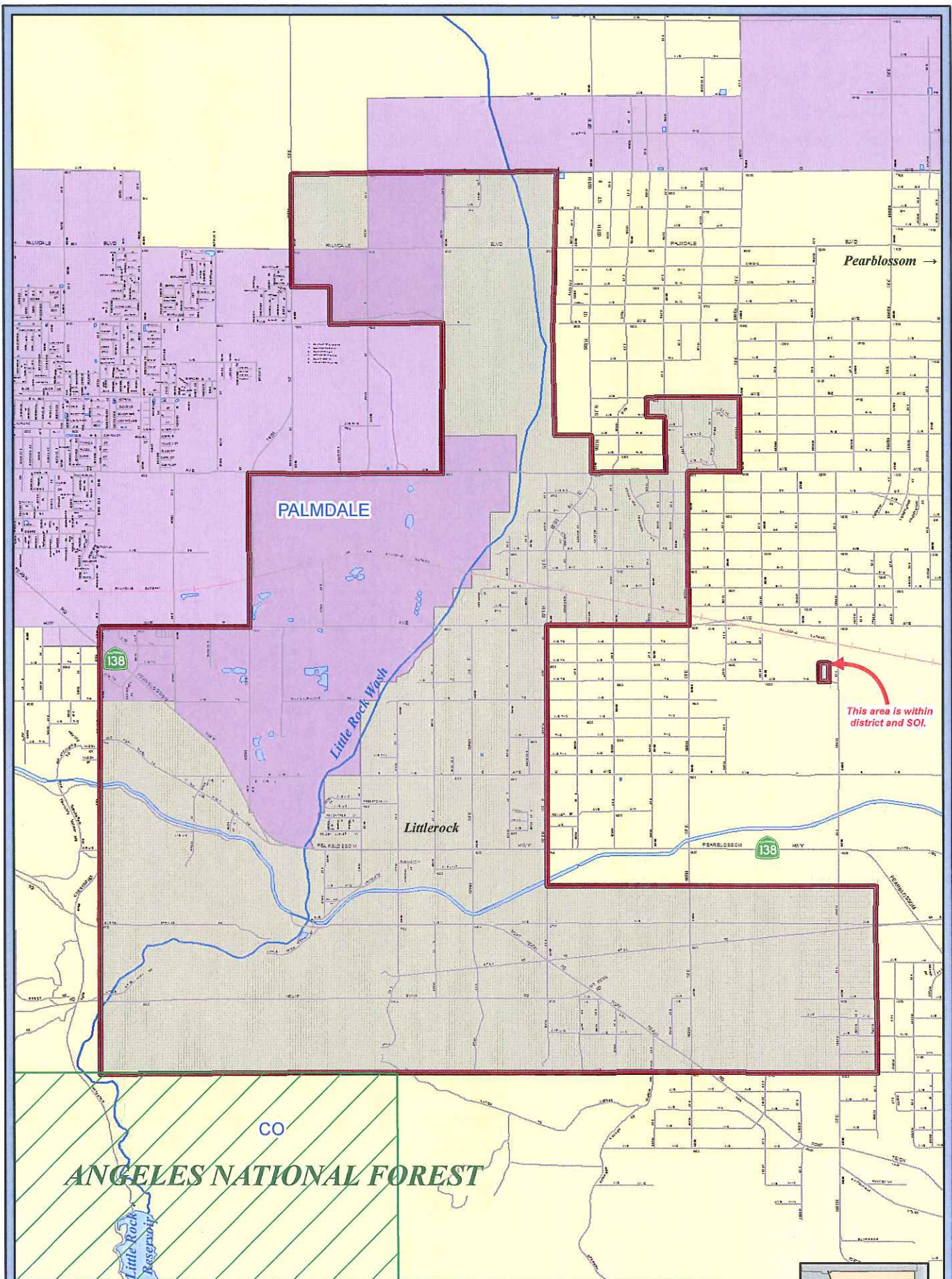
1 in = 0.6 miles

0 750 1,500 3,000
Feet

LAFCO

Local Agency Formed Consistently
by the Cities of Los Angeles
Revised: September 23, 2014





Pearblossom →

PALMDALE

Little Rock Wash

Littlerock



CO

ANGELES NATIONAL FOREST

Little Rock Reservoir

This area is within district and SOI.

Legend

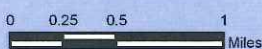
-  Littlerock Creek Irrigation District
-  Littlerock Creek Irrigation District, Sphere of Influence (SOI), Coterminous

Littlerock Creek Irrigation District

Sphere of Influence History

Action	Effective Date
Established	XX-XX-XX
Reconfirmed	XX-XX-XX
Reconfirmed	XX-XX-XX

1 in = 0.9 miles

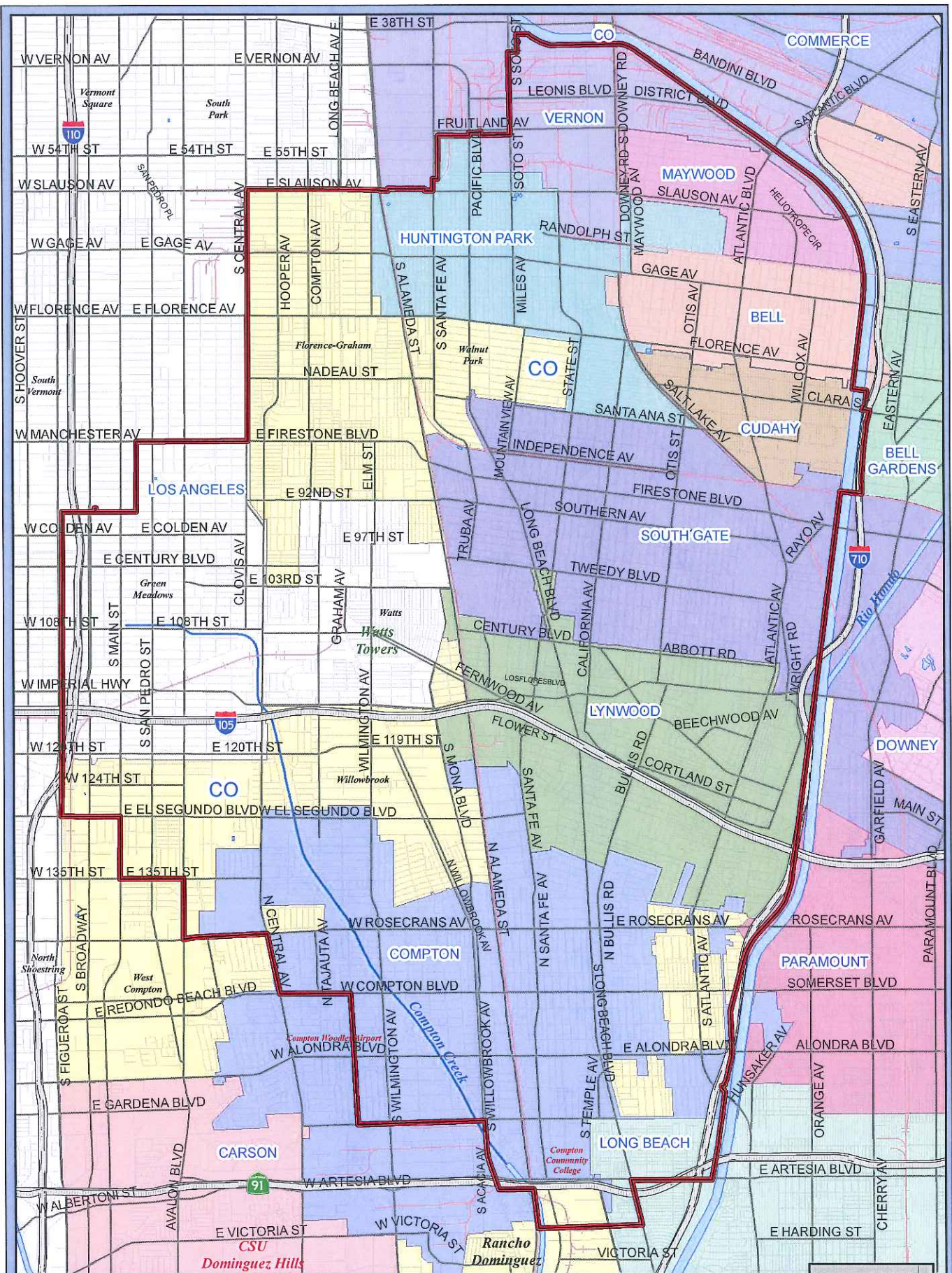


LAFCO
Local Agency Formation Committee
Northwest Los Angeles County

Revised: December 11, 2013



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Los Angeles County Sanitation District No. 1

Legend

- County Sanitation District No. 1,
- Sphere of Influence (SOI),
- Coterminous

Sphere of Influence History

Action	Effective Date
Established	XX-XX-XX
Reconfirmed	XX-XX-XX

1 in = 1.1 miles

0 0.25 0.5 1 Miles



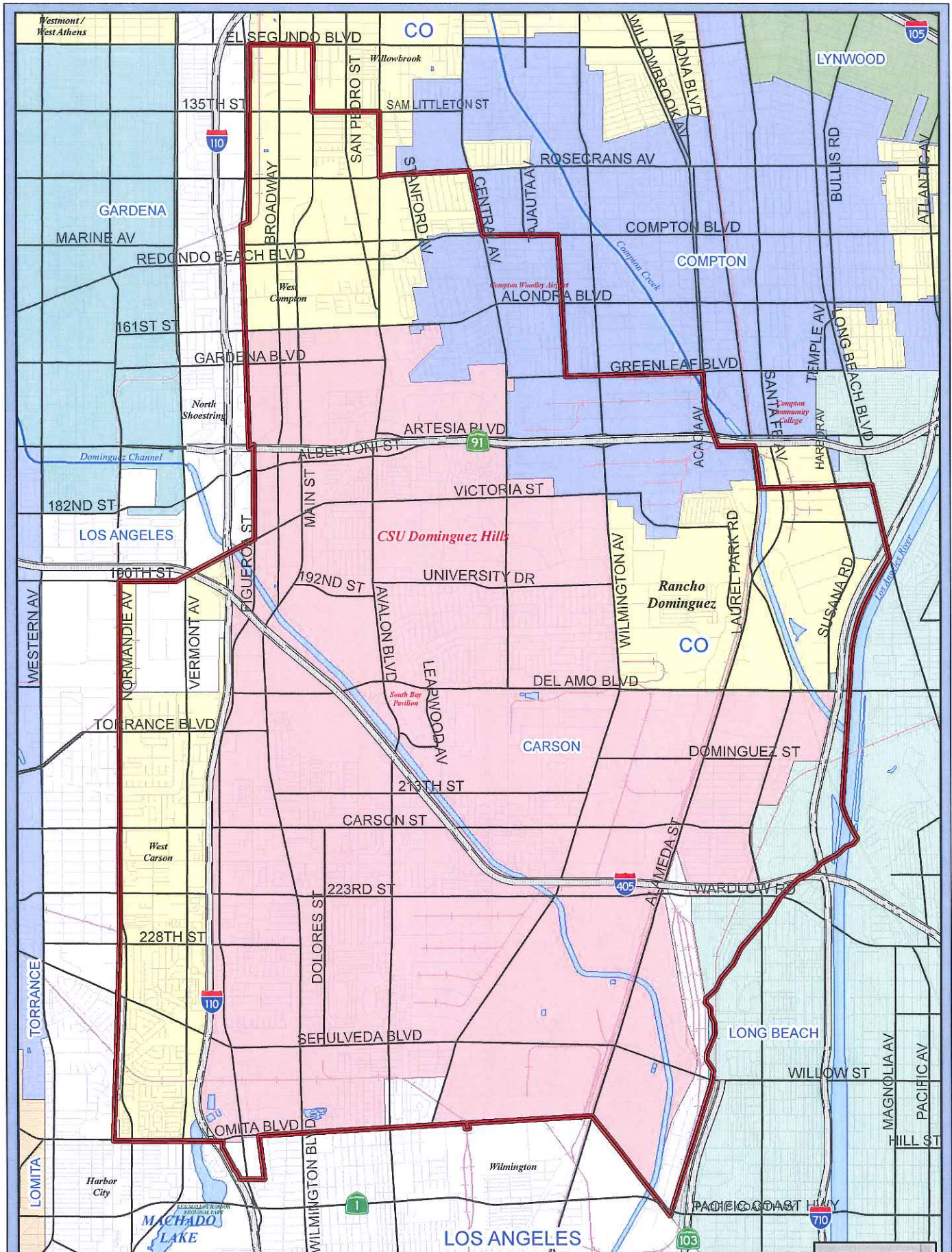
LAFCO

Local Agency for Federal Contracting

Revised: June 23, 2014



© 2014 Los Angeles County Sanitation District No. 1

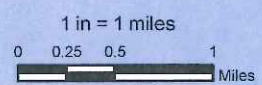


Los Angeles County Sanitation District No. 8

Legend

- County Sanitation District No. 8, Sphere of Influence (SOI), Coterminous

Sphere of Influence History	
Action	Effective Date
Established	xxx-xxx-xx
Reconfirmed	xxx-xxx-xx

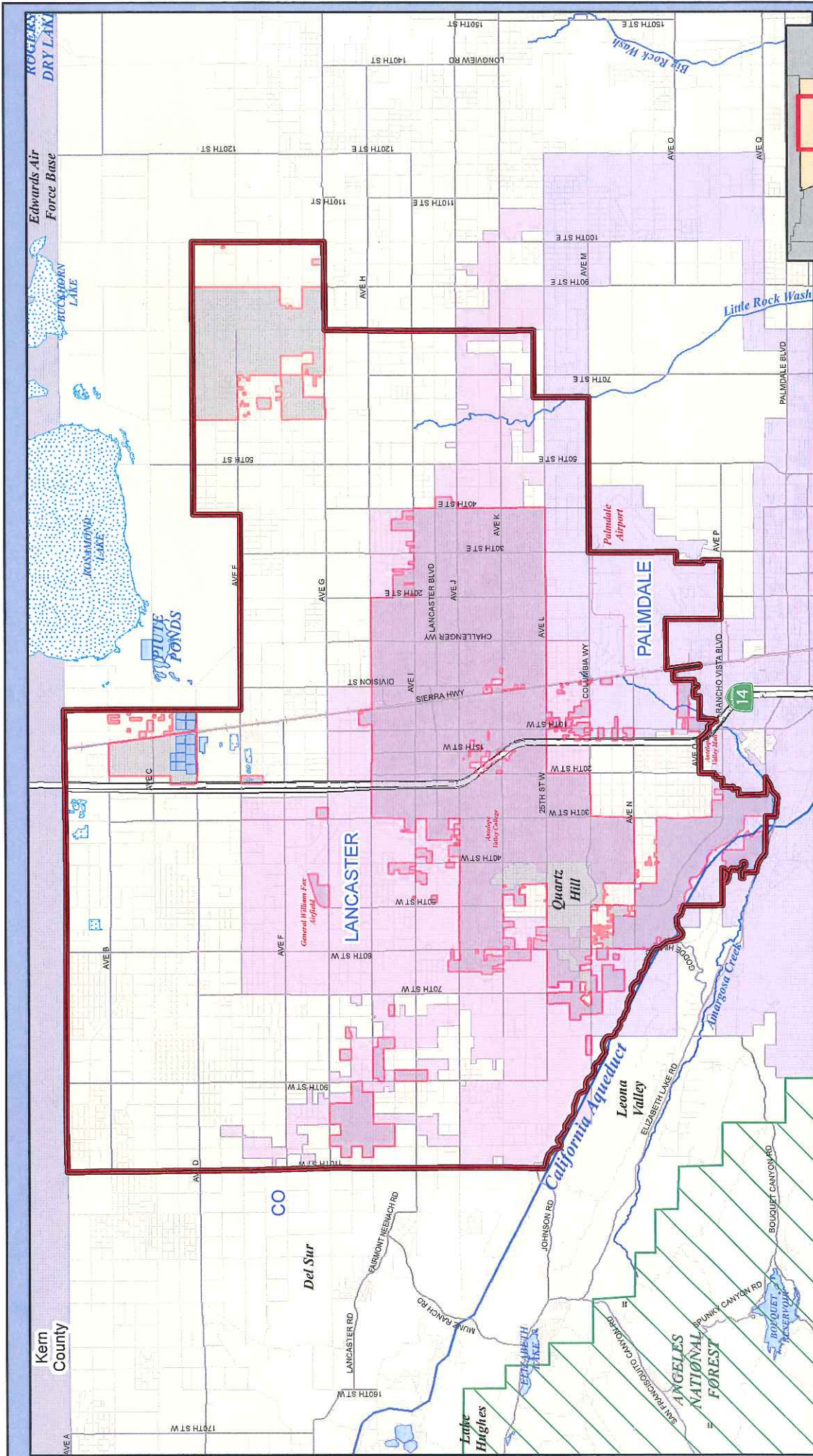


LAFCO
 Local Agency Formation Commission
 1400 Wilshire Blvd., Suite 1000
 Los Angeles, CA 90017
 Phone: (213) 480-1000
 Fax: (213) 480-1001
 Website: www.lafco.net

Revised: June 10, 2014



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Los Angeles County Sanitation District No. 14

Legend

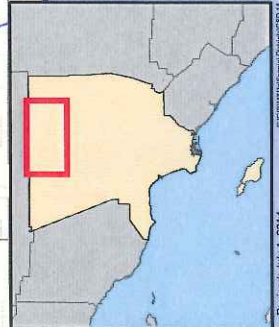
- County Sanitation District No. 14
- Sphere of Influence (SOI)
- Los Angeles County Sanitation District 14 Boundary

Sphere of Influence History	
Action	Effective Date
Established	XX-XX-XX
Reconfirmed	XX-XX-XX
Reconfirmed	XX-XX-XX

1 in = 3.2 miles

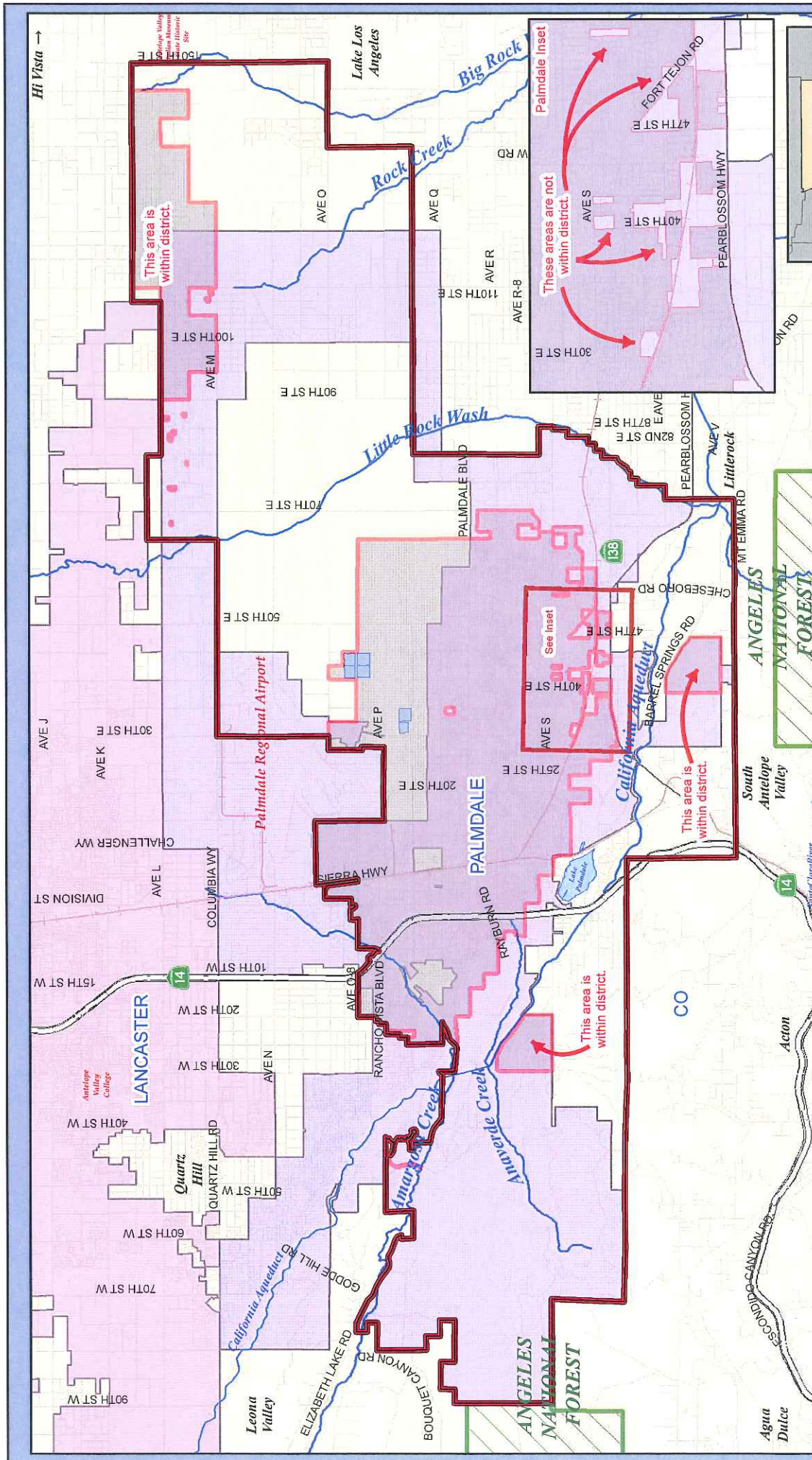


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Revised: July 1, 2014

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Los Angeles County Sanitation District No. 20

Legend

- Los Angeles County Sanitation District 20 Boundary
- County Sanitation District No. 20 Sphere of Influence (SOI)

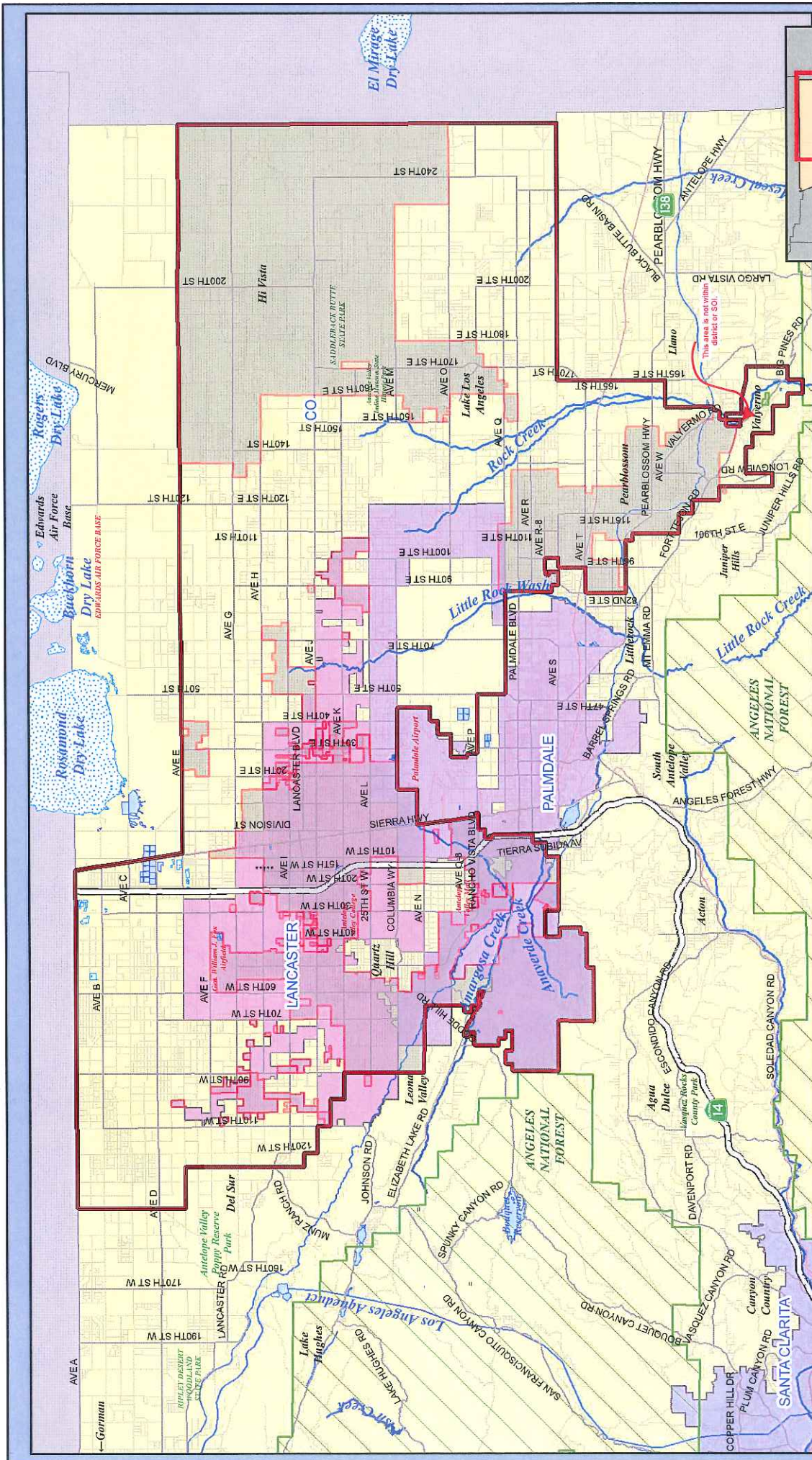
Sphere of Influence History

Action	Effective Date
Established	XX-XX-XX
Reconfirmed	XX-XX-XX
Reconfirmed	XX-XX-XX

1 in = 2.5 miles

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Revised: July 1, 2014



Revised: June 13, 2013



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for the County of Los Angeles

Los Angeles County Waterworks District 40 Antelope Valley

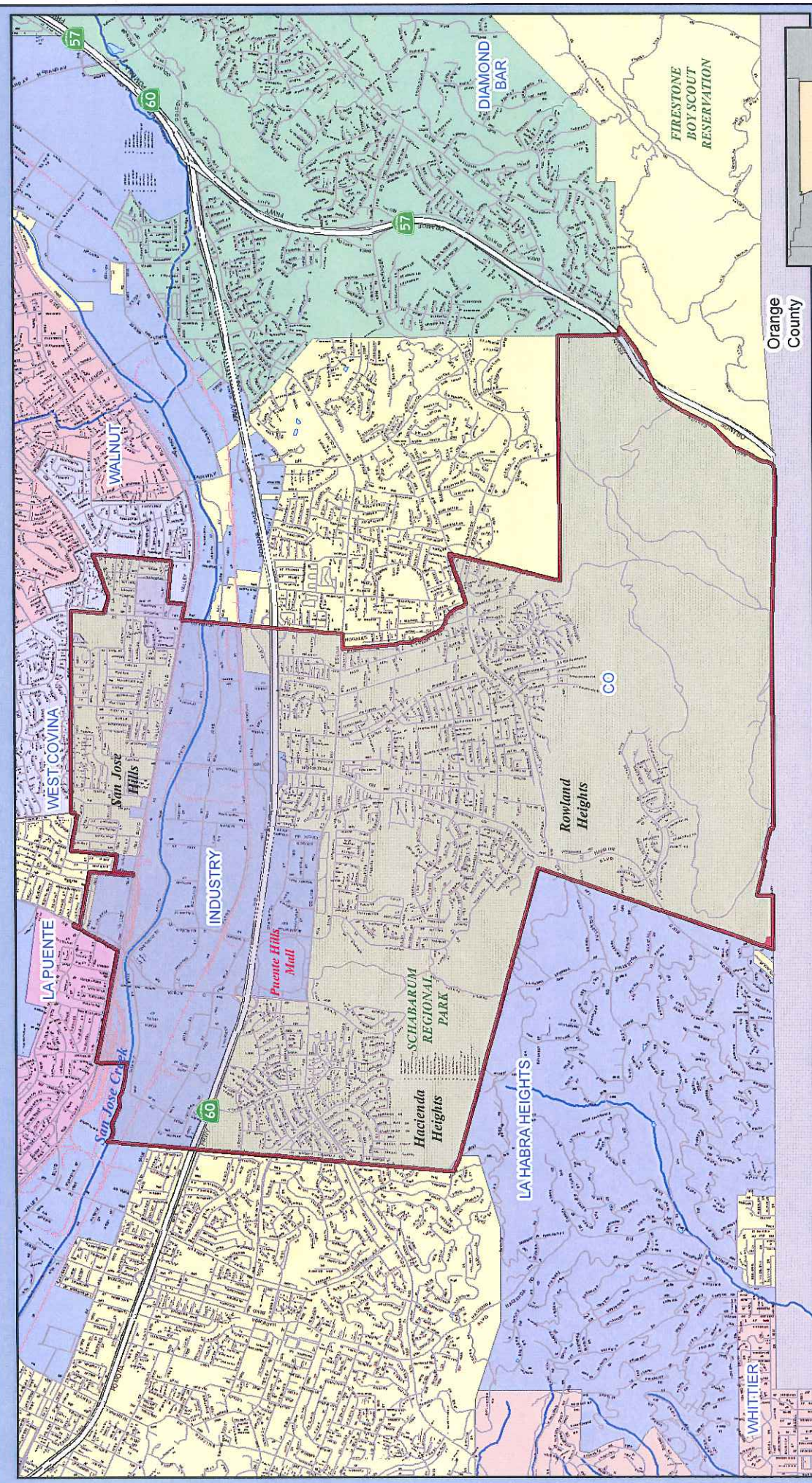
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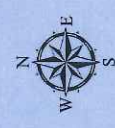
Sphere of Influence History	
Action	Effective Date
Established	XX-XX-XX
Reconfirmed	XX-XX-XX
Reconfirmed	XX-XX-XX

Legend

- Los Angeles County Waterworks District 40
- Antelope Valley Boundary
- Los Angeles County Waterworks District 40
- Antelope Valley Sphere of Influence (SOI)



Revised: December 10, 2014



LAFCO
Local Agency Formation Commission
for the County of Los Angeles

Rowland Water District

1 in = 0.9 miles



Sphere of Influence History	
Action	Effective Date
Established	XX-XX-XX
Reconfirmed	XX-XX-XX
Reconfirmed	XX-XX-XX

Legend

- Rowland Water District
- Rowland Water District, Sphere of Influence (SOI), Coterminous
- This area is served by the La Habra Utility Authority pursuant to Out-of-Agency Service Agreement No. 2014-08 (Approved September 10, 2014)

**DRAFT Municipal Service Review
City of Cudahy
August 12, 2015**

Chapter One: LAFCO Background

Municipal Boundaries

The State of California possesses the exclusive power to regulate boundary changes. Cities and special districts do not have the right to change their own boundaries without State approval.

The California Constitution (Article XI, Section 2.a) requires the Legislature to “prescribe [a] uniform procedure for city formation and provide for city powers.” The Legislature also has the authority to create, dissolve, or change the governing jurisdiction of special districts because they receive their powers only through State statutes.

The Legislature has created a “uniform process” for boundary changes for cities and special districts in the Cortese Knox-Hertzberg Local Government Reorganization Act of 2000 (California Government Code Section 56000 *et seq*). The Act delegates the Legislature’s boundary powers over cities and special districts to Local Agency Formation Commissions (LAFCOs) established in each county in the State. The Act is the primary law that governs LAFCOs and sets forth the powers and duties of LAFCOs.

In addition to the Act, LAFCOs must comply with the following State laws:

- California Revenue and Taxation Code Sections 93 and 99. LAFCO considers the revenue and taxation implications of proposals and initiates the property tax negotiation process amongst agencies affected by the proposal.
- California Environmental Quality Act (CEQA) (California Public Resources Code Section 21000 *et seq*) and the related CEQA Guidelines (Title 14, California Code of Regulations Section 15000 *et seq*). Applications before LAFCO may be “projects” under CEQA, which requires that potential environmental impacts be analyzed prior to Commission action.
- Ralph M. Brown Act (California Government Code Section 54950 *et seq*). Commonly known as the State’s “open meeting law,” the Brown Act insures that the public has adequate opportunity to participate in the LAFCO process.
- Political Reform Act (California Government Code Section 81000 *et seq*). Commissioners and some LAFCO staff subject to the Act, with requirements including the filing of annual reports of economic interests.

What are LAFCO's?

LAFCOs are public agencies with county-wide jurisdiction for the county in which they are located. LAFCOs oversee changes to local government boundaries involving the formation and expansion of cities and special districts.

In creating LAFCOs, the Legislature established four priorities: encourage orderly growth and development, promote the logical formation and determination of local agency boundaries, discourage urban sprawl, and preserve open space and prime agricultural lands.

Created by the State but with local (not State) appointees, each of the 58 counties in the State of California has a LAFCO. Each LAFCO operates independently of other LAFCOs, and each LAFCO has authority only within its corresponding county.

While a LAFCO may purchase services from a county (i.e., legal counsel, employee benefits, payroll processing), LAFCO's are not County agencies.

Local Agency Formation Commission for the County of Los Angeles

LA LAFCO regulates the boundaries of all 88 incorporated cities within the County of Los Angeles. LAFCO regulates most special district boundaries, including, but not limited to:

- California water districts
- Cemetery districts
- Community service districts ("CSDs")
- County service areas ("CSAs")
- County waterworks districts
- Fire protection districts
- Hospital and health care districts
- Irrigation districts
- Library districts
- Municipal utility districts
- Municipal water districts
- Reclamation districts
- Recreation and parks districts
- Resource conservation districts
- Sanitation districts
- Water replenishment districts

LAFCO does not regulate boundaries for the following public agencies:

- Air pollution control districts
- Bridge, highway, and thoroughfare districts
- Community college districts
- Community facility districts (aka "Mello-Roos" districts)
- Improvement districts
- Mutual water companies

- Private water companies
- Redevelopment agencies
- School districts
- Special assessment districts
- Transit and transportation districts

LAFCO does not regulate the boundaries of counties. County boundary adjustments are within the purview of the boards of supervisors for the involved counties.

State law specifically prohibits LAFCOs from imposing terms and conditions which “directly regulate land use, property development, or subdivision requirements.” In considering applications, however, State law requires that LAFCO take into account existing and proposed land uses, as well as General Plan and zoning designations, when rendering its decisions.

The Local Agency Formation Commission for the County of Los Angeles (LA LAFCO, the Commission, or LAFCO) is composed of nine voting members:

- Two members of the Los Angeles County Board of Supervisors (appointed by the Los Angeles County Board of Supervisors);
- One member of the Los Angeles City Council (appointed by the Los Angeles City Council President);
- Two members of city councils who represent the other 87 cities in the county other than the City of Los Angeles (elected by the City Selection Committee);
- Two members who represent independent special districts (elected by the Independent Special Districts Selection Committee);
- One member who represents the San Fernando Valley (appointed by the Los Angeles County Board of Supervisors); and
- One member who represents the general public (elected by the other 8 members).

LAFCO also has six alternate members, one for each of the six categories above.

The Commission holds its “regular meetings” at 9:00 a.m. on the second Wednesday of each month. The Commission periodically schedules “special meetings” on a date other than the second Wednesday of the month. Commission meetings are held in Room 381B of the Kenneth Hahn Hall of Administration, located at 500 West Temple Street in downtown Los Angeles. Public notice, including the Commission agenda, is posted at the Commission meeting room and on LAFCO’s web-site (www.lalafco.org).

The Commission appoints an Executive Officer and Deputy Executive Officer. A small staff reports to the Executive Officer and Deputy Executive Officer.

LAFCO’s office is located at 80 South Lake (Suite 870) in the City of Pasadena. The office is open Monday through Thursday from 7:00 a.m. to 5:00 p.m. The office is closed on Fridays.

What are LAFCO's responsibilities?

LAFCO oversees changes to local government boundaries involving the formation and expansion of cities and special districts. This includes annexations and detachments of territory to and/or from cities and special districts; incorporations of new cities; formations of new special districts; consolidations of cities or special districts; mergers of special districts with cities; and dissolutions of existing special districts. LAFCO also approves or disapproves proposals from cities and special districts to provide municipal services outside their jurisdictional boundaries (these public agencies can provide services outside of their boundaries under very limited circumstances).

An important tool used in implementing the Act is the adoption of a Sphere of Influence (SOI) for a jurisdiction. An SOI is defined by Government Code Section 56425 as "...a plan for the probable physical boundary and service area of a local agency." An SOI represents an area adjacent to a city or special district where a jurisdiction might be reasonably expected to provide services over the next 20 years. The SOI is generally the territory within which a city or special district is expected to annex.

LAFCO determines an initial SOI for each city and special district in the County. The Commission is also empowered to amend and update SOIs.

All jurisdictional changes, such as incorporations, annexations, and detachments, must be consistent with the affected agency's Sphere of Influence, with limited exceptions.

Municipal Service Reviews

State law also mandates that LAFCO prepares Municipal Service Reviews (MSRs). An MSR is a comprehensive analysis of the municipal services, including an evaluation of existing and future service conditions, provided in a particular region, city, or special district. Related to the preparation of MSRs, and pursuant to State Law, LAFCOs must review and update SOIs "every five years, as necessary." The Commission adopted MSRs for all cities and special districts in the County prior to the January 1, 2008 deadline (Round One).

Some LAFCOs prepare MSRs for each city and special district in their region every five years. Other LAFCOs do not prepare MSRs proactively; rather, when a city, special district, or petitioner wants to expand the boundaries of an SOI, the LAFCO requires that the applicant pay for the preparation of an MSR in advance of the SOI determination. Most LAFCOs take an intermediate approach, above, preparing MSRs for a select group of cities and special districts every five years. This is the approach taken by the Commission (LA LAFCO) at its meeting of March 9, 2011. Staff is currently preparing MSR's for 9 cities and 14 special districts (Round Two). Staff has completed MSRs for three cities (Compton, Gardena, and Santa Clarita) and three¹ special districts (Huntington Municipal Water District, Palmdale Water District and Sativa County Water District), all of which have been adopted by the Commission.

In preparing MSRs, LAFCOs are required to make seven determinations:

- Growth and population projections for the affected area;

- The location and characteristics of any disadvantaged unincorporated communities (DUCs) within or contiguous to a city or district's SOL;
- Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies;
- Financial ability of agencies to provide services;
- Status of, and opportunities for, shared facilities;
- Accountability for community service needs, including governmental structure and operational efficiencies; and
- Any other matter related to effective or efficient service delivery.

Although State law requires the preparation of MSRs, the State does not provide funding to LAFCOs to perform this work. Some MSRs are prepared utilizing existing LAFCO staff; in other instances, LAFCO retains a consultant. When consultants are required, LAFCOs utilize a portion of its existing annual budget; additionally, LAFCO may request voluntary contributions from the involved city or special district.

(Report continues on Page 6)

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Chapter Two: City Background

City of Cudahy

The City of Cudahy is “named for its founder, meat-packing baron Michael Cudahy, who purchased the land known as Rancho San Antonio in 1908 for development.”¹ The city was incorporated as a general law city on November 10, 1960.² The city’s population in 2013 is estimated at 24,103.³ Cudahy is 1.23 square miles in size (second smallest city after Hawaiian Gardens), giving the city a population density of 19,596 persons per square mile.

In 2012, the City had 5,607 housing units, the median housing price was \$258,000, and the median household income was \$39,469.⁴ There are four parks, six schools, one post office, and one public library in the city.⁵

The city is surrounded by the cities of Bell, Bell Gardens, Huntington Park, and South Gate. The vast majority of city territory is westerly of the Los Angeles River, with a small portion of the city located easterly of the LA River and near the Long Beach (I-710) Freeway. Cudahy is bisected by Atlantic Avenue, a major regional commercial corridor, the majority of the city is built-out. Most of the city is developed with multi-family residences, with some single-family residences as well. The topography of Cudahy is relatively flat.

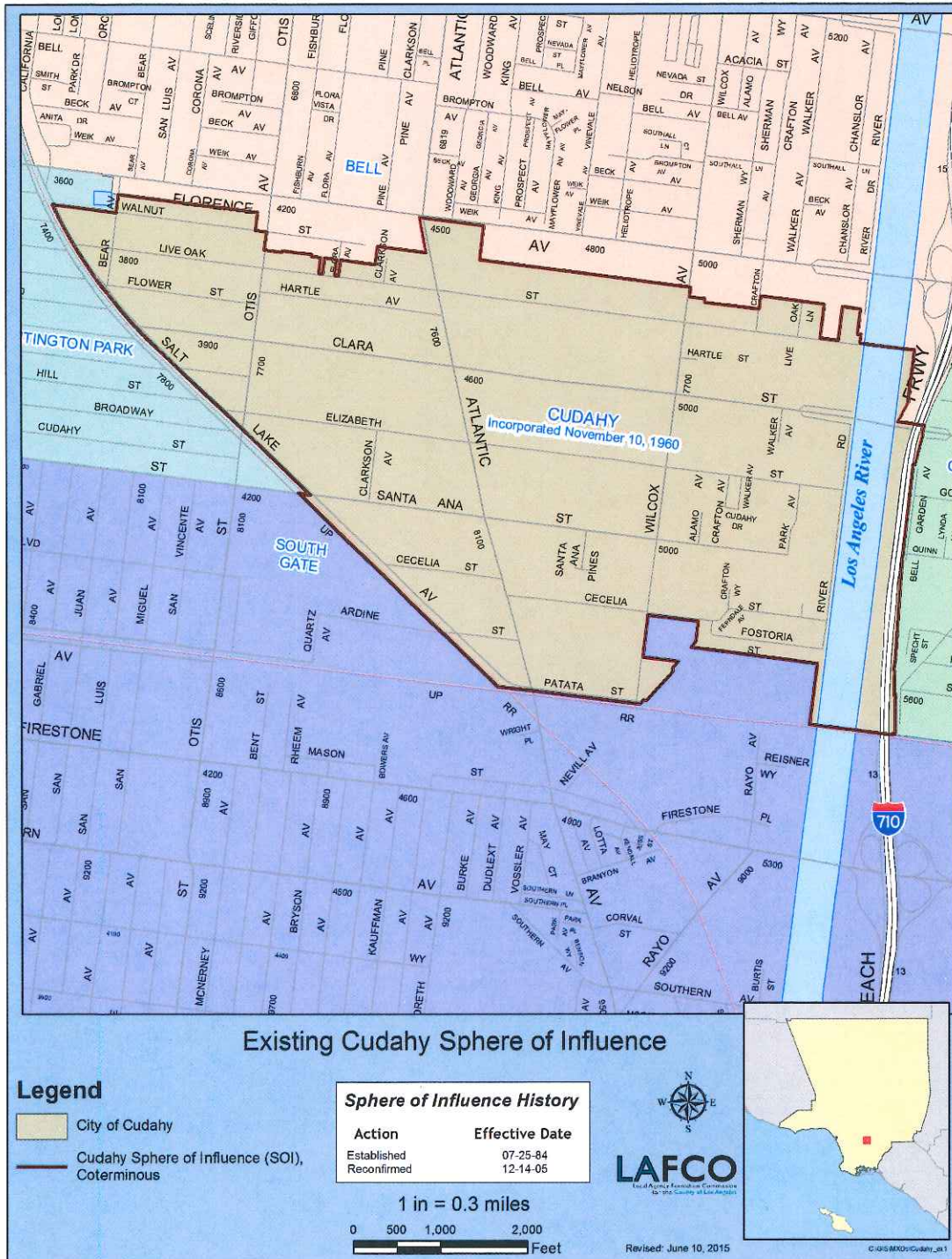
The city neither contains, nor is adjacent to, any unincorporated communities (see Existing Cudahy Sphere of Influence, Exhibit 1).

Cudahy is governed by a 5-member city council, elected at-large to four-year terms. The City Council selects a mayor and vice mayor from its membership on an annual basis

(Report continues on Page 7)

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Exhibit 1 Existing Cudahy Sphere of Influence



Chapter Three: Discussion and Determinations

Government Code Section 56430 requires LAFCO to “conduct a service review of the municipal services” and to “prepare a written statement of its determinations” relative to several factors. This chapter addresses these factors and includes the recommended determinations.

Population Projections

According to the United States Census Bureau, the 2010 population of the City of Cudahy was 23,805; and the estimated population in 2013 is 24,103.⁶ This is an overall increase of 298 persons over a three-year period, or less than 100 persons per year.

SCAG’s 2012 Regional Transportation Plan (RTP) estimates the 2008 population of Cudahy to be 23,600 residents, which is reasonably consistent with the 2010 Census Bureau count of 23,805 residents.⁷ The RTP forecast projects nominal growth in Cudahy, as shown in Exhibit 2, below:

Exhibit 2				
City of Cudahy Population Projections (SCAG 2012 RTP) ⁸				
<u>Year</u>	<u>Population</u>	<u>Overall Increase</u>	<u>Annual Increase</u>	<u>Annual Growth Rate</u>
2008	23,600	N/A	N/A	N/A
2020	25,200	1,600	133	0.99%
2035	27,200	2,000	133	0.99%

In conclusion, the population of Cudahy is unlikely to grow significantly over the next twenty years.

Determinations:

- **Cudahy is a largely built-out city, with most of the city devoted to residential uses. There is one major retail-commercial corridor along Atlantic Avenue.**

- Cudahy is projected to add roughly 133 persons per year over the next two decades, which represents a modest growth increase of less than one-percent (1%) per year).
- Given a relatively stable population, the demand for services is unlikely to increase in any significant fashion.

Disadvantaged Unincorporated Communities

Pursuant to the State's passage of Senate Bill 244, as of January 1, 2012, LAFCOs are required to make determinations regarding Disadvantaged Unincorporated Communities (DUCs) for an Update of a Sphere of Influence. The law defines a DUC as a community with an annual median household income that is less than 80% (eighty percent) of the statewide annual median household income. The law also requires that LAFCOs consider "the location and characteristics of any disadvantaged communities within or contiguous to the sphere of influence" when preparing an MSR.

The city neither contains, nor is adjacent to, any unincorporated communities, and therefore there are no DUCs within or contiguous to the City of Cudahy and its SOI.

Determinations:

- **There is no impact upon the location and characteristic of any Disadvantaged Unincorporated Communities (DUCs) because there are no unincorporated communities, and therefore no DUCs, within or contiguous to the City of Cudahy and its SOI.**

(Report continues on Page 10)

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Present and Planned Capacity of Public Facilities

Providers of municipal services in the City of Cudahy are identified in Exhibit 3, below.

Exhibit 3
City of Cudahy Municipal Services

Police	Los Angeles County Sheriff Department
Fire & Paramedic	Los Angeles County Fire Department
Ambulance Services	Care Ambulance Service
Water Retailer(s)	Tract 180 Water Company (east of Atlantic Avenue) Tract 349 Water Company (west of Atlantic Avenue)
Electricity	Southern California Edison
Natural Gas	Southern California Gas Company
Sanitation	County Sanitation District 1
Sewer Maintenance	County of Los Angeles Consolidated Sewer Maintenance District
Solid Waste	Private hauler pursuant to City franchise
Flood Control	Los Angeles County Flood Control District (LAFCFCD)
Stormwater Maintenance	Los Angeles County Department of Public Works
Street Maintenance	Private hauler pursuant to city franchise
Animal Control	Los Angeles County Department of Animal Control
Parks & Recreation	Direct
Library	Los Angeles County Public Library System
Transit	Metro, Direct
Land Use	Direct
Building	Direct

Basic City Services: The City provides basic city services directly, utilizing several departments: city manager, city clerk, community development, community services, parks & recreation, and public works. Other services are secured on a contract basis, as noted herein.

Law enforcement/police: Law enforcement services in the City of Cudahy are provided under contract by the Los Angeles Sheriff's Department (LASD).

LASD personnel is based at the East Los Angeles Station, located at 5019 Third Street in the unincorporated community of East Los Angeles. In addition to the City of Cudahy, LASD from the East LA Station services the cities of Commerce and Maywood and the unincorporated communities of Belvedere Gardens, City Terrace, Eastmont, East Los Angeles, and Saybrook Park.⁹

As measured by LASD, the number of reported incidents in 2012 decreased from 1,826 in Calendar Year 2011 to 1,824 in Calendar Year 2012, and the number of arrests decreased from 689 in Calendar Year 2011 to 685 in Calendar Year 2012 (the most recent years for which data is available).¹⁰ These changes are essentially static, as the crime statistics vary by less than one-percent. Prior to 2010, Cudahy contracted with the Maywood Police Department (the Maywood Police Department has since been disbanded).

LASD is one of the largest municipal law enforcement agencies in the entire country. In addition to patrolling all unincorporated areas, LASD has a large contract services division whereby it provides law enforcement services to 40 cities throughout the county. LASD has been providing contract services to Cudahy since September of 2010. There are no apparent capacity issues associated with LASD's continuing to provide contract law enforcement services to the City of Cudahy.

Fire: Structural fire protection services are provided by the Consolidated Fire Protection District of the County of Los Angeles (CFPD). The CFPD covers all unincorporated areas of the County, as well as 58 cities. Because Cudahy is within the boundaries of the CFPD, property-owners pay an annual assessment on their property taxes, which pays for the costs of CFPD services within the city (as opposed to so-called "fee-for-service" cities, which receive CFPD services under contract).

There are three local fire stations which serve the City of Cudahy:

- Station #54 at 4867 Southern Avenue in the City of South Gate;
- Station #163 at 6320 Pine Avenue in the City of Bell; and
- Station #165 at 3255 Saturn Avenue in the City of Huntington Park

The CFPD's average response time (emergency and non-emergency incident) is 5:25 in the City of Cudahy; this is reasonably consistent with the standard adopted by the National Fire Protection Association (NFPA) of five minutes for fires and basic life support responses and 8 minutes for advance life support (paramedic) responses in urban areas.¹¹

Water Retailers: Retail water service is provided by two private water companies: Tract 180 Water Company (serving the area east of Atlantic Avenue), Tract 349 Water Company (serving the area west of Atlantic Avenue). Tract 180 and Tract 349 are mutual water companies owned

by ratepayers who elect a board of directors. Both retailers purchase water from the Central Basin Municipal Water District.

Wastewater Treatment: The Sanitation Districts of Los Angeles County treat the wastewater generated in the City of Cudahy, which is located within the boundaries of County Sanitation District No. 1. The City of Cudahy has a representative (Mayor Chris Garcia) on the board of directors for Sanitation District No. 1.

Wastewater generated in Cudahy is treated at the Joint Water Pollution Control Plant (JWPCP) in nearby Carson. The JWPCP is one of the largest wastewater treatment plants in the world and is the largest plant operated by the Sanitation Districts, with the capacity to treat 280 million gallons of wastewater per day.¹² The JWPCP is currently providing adequate service to the City of Cudahy. Given that that only modest growth is expected in the City between now and 2035; combined with the history, size, and operational abilities of the Sanitation Districts; there are no apparent service nor capacity issues for wastewater treatment.

Sewer Maintenance: The City's sewers are maintained by the County of Los Angeles Consolidated Sewer Maintenance District, which is managed by the Los Angeles County Department of Public Works. The CSMD maintains sewers in unincorporated areas and 40 cities throughout the County, serving a population of more than 2.3 million people. The District's annual budget is approximately \$60 million.¹³ Given that only modest growth expected in the City over the next twenty years; combined with the CSMD's size, track record, and operational abilities; there are no apparent service nor capacity issues for sewer maintenance.

Solid Waste: Trash collection is handled by private hauler under franchise to the City of Cudahy.

Parks: The City's Parks and Recreation Department manages four parks: Clara Street, Cudahy, Lugo, and Cudahy River. The acreage of these parks is:

Clara Street Park	4.12 acres
Cudahy Park:	7.58 acres
Cudahy River Park	0.24 acres
Lugo Park	<u>4.21</u> acres

Total: 16.15 acres

The State of California preferred standard of parkland to residents is 3 acres of parkland to every 1,000 residents. For Cudahy, with a 2013 population of 24,103 residents, this would equal 72.3 acres, or a shortage of 56.15 acres.

The City of Cudahy should attempt to identify sites suitable for the construction of new parks in an effort to bring the number of parkland acres up to the 3 per 1,000 standard.

The issue is challenging for a built-out, densely-populated city, particularly one facing other budgetary challenges. Further, Cudahy's shortfall is not unusual: many cities in Los Angeles County do not meet the 3 per 1,000 standard.

The City's Parks and Recreation Department also offers various sports programs (basketball, boxing, and soccer) and other recreational courses (ballet, judo, and Zumba).

Other Services: Cudahy participates in the Los Angeles County Public Library System, which operates one library in the city, located at 5218 Santa Ana Street. Animal regulation is provided on a contract basis by the County of Los Angeles Animal Care and Control Department. Both agencies provide service in all County unincorporated areas and to multiple cities throughout the County. Both agencies are currently providing adequate service to the City of Cudahy and do not present any apparent capacity issues.

Determinations:

- **The City of Cudahy provides municipal services through a combination of in-house city departments and regional providers such as the Los Angeles County Sheriff's Department, the Consolidated Fire Protection District of the County of Los Angeles, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District. These regional providers provide adequate service to City residents and business-owners, and the City of Cudahy should continue to maintain positive working relationships with these agencies.**
- **Given the City's budgetary constraints (see "Financial Ability of Agencies to Provide Services," below), it would be difficult if not impossible for the City to establish independent service-providers.**
- **The City of Cudahy should attempt to acquire and develop new parkland, with the goal of providing the additional 56.15 acres of parkland that it should have pursuant to the State of California's recommended standard.**

Financial Ability of Agencies to Provide Services

In April of 2014, the State of California Controller's Office (SCO) released a series of audits relative to the City of Cudahy's administrative and internal accounting controls, the transfer of assets formerly owned by the City's Redevelopment Agency, and transportation funds. The findings of the audits noted the following:

- "Corruption charges filed against previous City Council members."
- "Possible illegal raises authorized by the previous City Manager who was terminated in March 2011."
- "The 2010-11 independent financial audit was not issued until November 27, 2012, nearly one year after such an audit should have been completed. In addition, the audit firm declined to express an opinion."
- "General Fund expenditures have exceeded revenues in each year" (\$by \$332,500- in FY 2009-10; by \$582,500 in FY 2010-11; and by \$823,000 in FY 2011-12).

- “SCO concluded that there is reason to believe that the City’s ability to provide reliable and accurate information relating to required financial reports submitted by the City is questionable.”
- “We found the City of Cudahy’s administrative and internal accounting control deficiencies to be serious and pervasive. As a result, the potential for fraud, waste, and abuse is very high.”
- “Our review found that the RDA [redevelopment agency] transferred \$26,505,820 in assets [to the City-controlled agencies) after January 1, 2011, including unallowable transfers totaling \$22,744,864, or 85.81% of transferred assets . . . These assets must be turned over to the Successor Agency.”¹⁴

The excerpts represent merely a portion of the SCO’s findings—the three audits are significantly more detailed. Collectively, the audits show a lack of control over basic financial matters like employee compensation, contracting, credit card usage, cell phone usage, and expense verification. Further, the audits documented record-keeping that was inaccurate, incomplete, or missing entirely. The SCO’s findings present a range of concerns about financial mismanagement, which collectively, paint a less than flattering picture of city governance.

While the audit results are troubling, staff notes the following:

- Several issues raised in the SCO’s audits involve elected officials or staff who are no longer affiliated with the City of Cudahy.
- Actions taken by new leadership on the Cudahy City Council resulted in a written request from Mayor Chris Garcia to the State Controller requesting the audits.
- According to the City’s written response, it is working to implement the SCO recommendations relative to administrative and internal accounting controls.
- As the Controller noted in a letter to Cudahy Mayor Chris Garcia, “It should be noted that the City generally agreed with the findings noted in the report [administrative and internal accounting controls] and is in the process of developing correcting actions and implementing our recommendations. Therefore, the City should be commended for taking these matters seriously and being proactive in resolving the noted deficiencies.”¹⁵

In short, the efforts to reform Cudahy city government are a work-in-progress. The administrative, personnel-related, and cultural changes required are on-going, and will have to continue for several years before being fully implemented.

Determinations:

- **Cudahy faces on-going and long term financial and management challenges which impede the City’s ability to provide the same level of services it has provided in the past.**

- **Cudahy's elected and appointed officials should continue to implement all of the SCO recommendations.**

Status of, and Opportunities for, Shared Facilities

The City has several shared programs and facilities, including:

- Law enforcement services are provided under a contract with the Los Angeles Sheriff's Department (LASD).
- Structural fire protection services are provided by the Consolidated Fire Protection District of the County of Los Angeles (CFPD).
- Sewage disposal is operated and maintained by the County Sanitation Districts, and sewer lines are maintained by the Consolidated Sewer Maintenance District operated by the Los Angeles County Department of Public Works.
- Participation in the County of Los Angeles Library system.
- Los Angeles County Animal Care & Control bills Cudahy and provides animal regulation services within the City.

There are no apparent opportunities for additional shared facilities.

Determinations:

- **There are no apparent opportunities for additional shared facilities.**

Accountability for Community Service Needs

As noted in the SCO's audit, previous City record-keeping procedures were inadequate, resulting in a lack of information available to State auditors. This included not only basic financial documents, but, in some instances, missing or incomplete records of City Council meetings, contracts with outside vendors, and employee compensation.

The City's website does not include basic information that should be readily available to the public. For example, while City Council agendas are available on-line, the corresponding staff reports and back-up documents are not available, nor are the minutes of previous City Council meetings (many other city websites, as well as other public agency websites, have links to these documents). Staff was unable to locate the City's most recent budget, annual audit, or current General Plan (only the Housing Element could be located). Despite these concerns, staff notes that the City's 2014 Financial Statements are available on the website's homepage; the "City Manager's Report," issued every two weeks, is an outstanding summary of city and communities. In the interest of better informing the public, the City's website could use some attention and additional resources.

Determinations:

- **City representatives should devote resources to overhauling the City's website, in an effort to provide more readily-available information in an on-line format.**

Other Matters

According to the State Department of Housing and Community Development, in its most recent letter to the City of Cudahy (March 6, 2014), the City has made significant progress towards receiving HCD's approval of the City's Housing Element of its General Plan. There is one outstanding item, which is that the City needs to update its zoning ordinance relative to allowing year round emergency shelters.¹⁶

Determinations:

(No additional determinations)

(Report continues on Page 17)

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Chapter Four – Compilation of all MSR Determinations

Population Projections:

- **Cudahy is a largely built-out city, with most of the city devoted to residential uses. There is one major retail-commercial corridor along Atlantic Avenue.**
- **Cudahy is projected to add roughly 133 persons per year over the next two decades, which represents a modest growth increase of less than one-percent (1% per year).**
- **Given a relatively stable population, the demand for services is unlikely to increase in any significant fashion.**

Disadvantaged Unincorporated Communities:

- **There is no impact upon the location and characteristic of any Disadvantaged Unincorporated Communities (DUCs) because there are no unincorporated communities, and therefore no DUCs, within or contiguous to the City of Cudahy and its SOI.**

Present and Planned Capacity of Public Facilities:

- **The City of Cudahy provides municipal services through a combination of in-house city departments and regional providers such as the Los Angeles County Sheriff's Department, the Consolidated Fire Protection District of the County of Los Angeles, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District. These regional providers provide adequate service to City residents and business-owners, and the City of Cudahy should continue to maintain positive working relationships with these agencies.**
- **Given the City's budgetary constraints (see "Financial Ability of Agencies to Provide Services," below), it would be difficult if not impossible for the City to establish independent service-providers.**
- **The City of Cudahy should attempt to acquire and develop new parkland, with the goal of providing the additional 56.15 acres of parkland that it should have pursuant to the State of California's recommended standard.**

Financial Ability of Agencies to Provide Services:

- **The City of Cudahy provides municipal services through a combination of in-house city departments and regional providers such as the Los Angeles County Sheriff's Department, the Consolidated Fire Protection District of the County of Los Angeles, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District. These regional providers provide**

adequate service to City residents and business-owners, and the City of Cudahy should continue to maintain positive working relationships with these agencies.

- **Given the City's budgetary constraints (see "Financial Ability of Agencies to Provide Services," below), it would be difficult if not impossible for the City to establish independent service-providers.**
- **The City of Cudahy should attempt to acquire and develop new parkland, with the goal of providing the additional 56.15 acres of parkland that it should have pursuant to the State of California's recommended standard.**

Status of, and Opportunities for, Shared Facilities:

- **There are no apparent opportunities for additional shared facilities.**

Accountability for Community Service Needs:

- **City representatives should devote resources to overhauling the City's website, in an effort to provide more readily-available information in an on-line format.**

Other Matters

(None)

(Report continues on Page 19)

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Chapter Five – SOI Recommendations

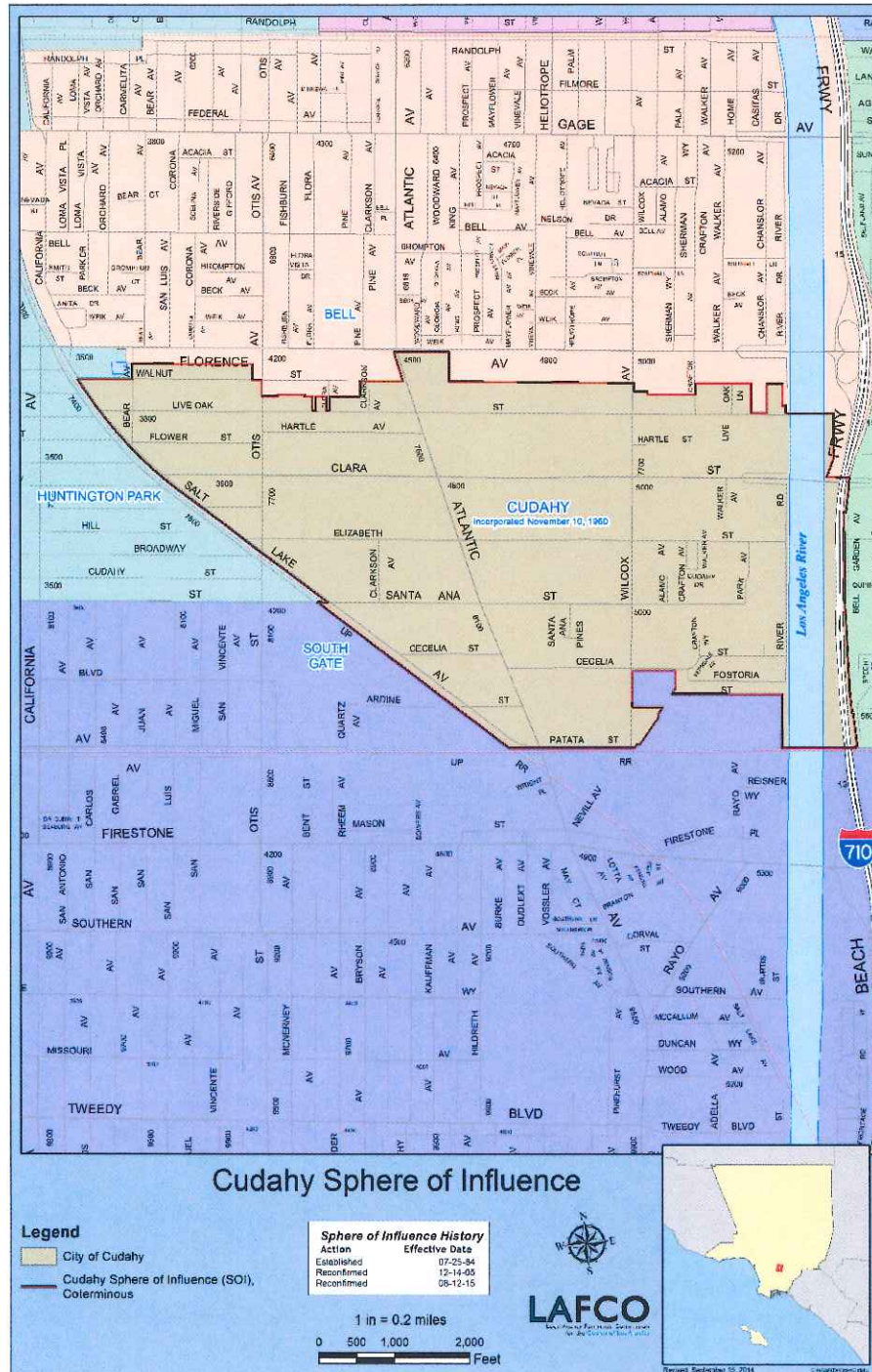
City of Cudahy Sphere of Influence SOI Recommendations:

1. **Retain Cudahy's Existing Coterminous Sphere of Influence.** The City's SOI was established on July 25, 1984. On December 14, 2005, the Commission reconfirmed the Coterminous SOI (as a component of the Gateway Municipal Service Review). Given that Cudahy is surrounded by other incorporated cities, with no adjacent unincorporated communities, and changes to the city's boundary are unlikely, staff recommends that the Commission retain the existing Coterminous SOI for the City of Cudahy.

(Report continues on Page 20)

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Exhibit 4 Proposed Cudahy Sphere of Influence



**City of Cudahy
Municipal Service Review**

Footnotes

Footnotes:

1. About the City, City of Cudahy Website; April 23, 2015.
2. Cities within the County of Los Angeles, County of Los Angeles Chief Executive Officer website; May 20, 2015.
3. American FactFinder, United States Department of Commerce, Census Bureau website; April 22, 2015.
4. Profile of the City of Cudahy, Southern California Association of Governments, May 2013.
5. About the City, City of Cudahy Website; April 23, 2015.

6. American FactFinder, United States Department of Commerce, Census Bureau website; April 22, 2015.
7. Adopted RTP Growth Forecast, Southern California Association of Governments Regional Transportation Plan; May 2013.
8. Ibid.
9. LASD Patrol Station Areas, Los Angeles Sheriff's Department 2012 Annual Report, Page 60.
10. East Los Angeles Station – Cudahy 2012 Incidents & Arrest Summary, Los Angeles Sheriff's Department Website; April 23, 2015.
11. E-mail from Lorraine Buck, Planning Division, Los Angeles County Fire Department, to Paul Novak; May 26, 2015.
12. Joint Water Pollution control Plant (JWPCP), Sanitation Districts of Los Angeles County website; May 20, 2015.
13. Sewer Maintenance Districts' Maintenance and Operations Manual, County of Los Angeles Department of Public Works, Page 1; January 25, 2012.

Footnotes (continued)

14. City of Cudahy Review Report, Administrative and Internal Accounting Controls; Cudahy Redevelopment Agency Asset Transfer Review, Review Report; and City of Cudahy Audit Report, Special Gas Tax Street Improvement Fund, Traffic Congestion Relief Fund Allocations, and Proposition 1B Fund Allocations; John Chiang, California State Controller, April 2014.
15. Letter from John Chiang (California State Controller) to the Honorable Chris Garcia (Mayor of the City of Cudahy); April 15, 2014.
16. Letter from Glen A. Campora (Assistant Deputy Director, Department of Housing & Community Development, State of California) to Henry Garcia (Interim City Manager); of March 6, 2014.

RESOLUTION NO. 2015-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES ADOPTING THE
MUNICIPAL SERVICE REVIEW (MSR) AND THE SPHERE OF INFLUENCE
(SOI) UPDATE FOR THE CITY OF CUDAHY

WHEREAS, the Cortese-Knox-Hertzberg Local Governmental Reorganization Act of 2000 (California Government Code Section (Section) 56000 et seq) provides that a Local Agency Formation Commission (LAFCO) must adopt Spheres of Influence (SOIs) of each local governmental agency within its jurisdiction (Section 56425(a)) and that it must update, as necessary, each Sphere every five years (Section 56425(g));

WHEREAS, the SOI is the primary planning tool for LAFCO and defines the probable physical boundaries and service area of a local agency as determined by LAFCO;

WHEREAS, Section 56430 requires that in order to prepare and to update Spheres of Influence, the Commission shall conduct a Municipal Service Review prior to or in conjunction with action to update or adopt a Sphere of Influence;

WHEREAS, the Commission has undertaken the MSR and SOI Update for the City of Cudahy;

WHEREAS, the Executive Officer has submitted to the Commission an MSR and SOI Update, including recommendations relative to any potential changes to the existing SOI for the City of Cudahy;

WHEREAS staff shared a previous draft MSR with representatives of the City of Cudahy;

WHEREAS, the MSR and SOI Update for the City of Cudahy contain the determinations required by Section 56430 for the municipal services provided by the City

of Cudahy;

WHEREAS, a map of the existing SOI of the City of Cudahy is attached as Exhibit “1” of the City of Cudahy Draft MSR, attached hereto and incorporated by reference herein;

WHEREAS, a map of the proposed SOI of the City of Cudahy is attached as Exhibit “4” of the City of Cudahy Draft MSR, attached hereto and incorporated by reference herein;

WHEREAS, the Executive Officer, pursuant to Government Code Section 56427, set August 12th, 2015, as the hearing date on this MSR and SOI study proposal, and gave the required notice of public hearing pursuant to Section 56427;

WHEREAS, after being duly and proper noticed, the Commission held a public hearing on the proposal on August 12th, 2015, and at the hearing the Commission heard and received all oral and written protests, objections, and evidence which were made, presented, or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer;

WHEREAS, for the City of Cudahy, and pursuant to Section 56425(d)(5), the Commission has considered the impacts of the proposed MSR and SOI Update relative to Disadvantaged Unincorporated Communities (DUCs), noting that there are no DUCs within or contiguous to the City of Cudahy’s SOI;

WHEREAS, based upon staff review and the feasibility of governmental reorganization identified in Section 56425(h), staff has determined that any such reorganizations will not further the goals of orderly development and affordable service delivery, and therefore will not recommend reorganization of the City of Cudahy;

WHEREAS, the proposed action consists of the adoption of the MSR and adoption of an SOI for the City of Cudahy; and

WHEREAS, the recommended MSR and SOI Update is exempt from the California Environmental Quality Act (CEQA) because it can be seen with certainty that there is no possibility that the recommended periodic update and recommended confirmation of the current Coterminous Sphere of Influence will have a significant effect on the environment pursuant to State CEQA Guidelines Section 15061(b)(3); and, in the alternative, this recommendation is not a project for purposes of CEQA because it is an organizational activity of government with no direct nor indirect effects on the physical environment and therefore is excluded from the definition of a project, pursuant to Section 15378(b) of the State CEQA Guidelines.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The recommended actions are exempt from CEQA as set out herein.
2. The Commission adopts the following written determinations and approves the

Sphere of Influence Update for the City of Cudahy:

- A. Present and planned land uses in the area: Cudahy is a largely built-out city, with most of the city devoted to residential uses. In 2012, the City had 5,607 housing units, the median housing price was \$258,000, and the median household income was \$39,469. There are four parks, six schools, one post office, and one public library in the city. There is one major retail-commercial corridor along Atlantic Avenue. Cudahy is projected to add roughly 133 persons per year over the next two decades, which represents a modest growth increase of less than one-percent (1%) per year). There is relatively little vacant land. No significant changes to the existing land uses are anticipated.
- B. Present and probable need for public facilities and services in the area: Gardena's recent growth rate of 2.4% between 2000 and 2012 is less than

that of the County of Los Angeles as a whole (3.4% between 2000 and 2012). Even over the long-term, to the year 2035, a relatively modest increase of 275 persons per year is anticipated. Given a relatively stable population, the demand for services is unlikely to increase in any significant fashion.

- C. Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide: The City of Cudahy faces on-going and long term financial and management challenges which impede the City's ability to provide the same level of services it has provided in the past. Cudahy provides municipal services through a combination of in-house city departments and regional providers such as the Los Angeles County Sheriff's Department, the Consolidated Fire Protection District of the County of Los Angeles, the Sanitation Districts of Los Angeles County, and the County of Los Angeles Sewer Maintenance District. These regional providers provide adequate service to City residents and business-owners, and the City of Cudahy should continue to maintain positive working relationships with these agencies. Given the City's budgetary constraints, as documented in the MSR, it would be difficult if not impossible for the City to establish independent service-providers. The City of Cudahy should attempt to acquire and develop new parkland, with the goal of providing the additional 56.15 acres of parkland that it should have pursuant to the State of California's recommended standard.
- D. Existence of any social or economic communities of interest: There are no significant social or economic communities of interest. According to the Southern California Association of Governments, the community in 2012 is largely homogeneous, with a population that is 96.1% Hispanic.
- E. Present and probable need for public facilities or services related to sewers, municipal and industrial water, and structural fire protection for any disadvantaged unincorporated communities within the existing and proposed SOI. There is no impact upon the location and characteristic of any Disadvantaged Unincorporated Communities (DUCs) because there are no unincorporated communities, and therefore no DUCs, within or contiguous to the City of Cudahy and its SOI.

3. The Executive Officer's staff report and recommendations for adoption of the MSR and adoption of an SOI Update for the City of Cudahy are hereby incorporated by reference and adopted.

4. The Executive Officer is hereby directed to add the words “Reconfirmed August 12, 2015” to the official LAFCO SOI map for the City of Cudahy.
5. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Section 56882 of the Government Code.

PASSED AND ADOPTED this 12th day of August, 2015.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES:

PAUL A. NOVAK, Executive Officer

Staff Report

August 12, 2015

Agenda Item No. 8.a.

Protest Hearing on Annexation No. 2007-18 (40-59/4-129) to the Los Angeles County Waterworks District No. 40 – Antelope Valley

On June 10, 2015, your Commission approved a request for the annexation of approximately 103.29± acres of inhabited territory into the boundaries of the Los Angeles County Waterworks District No. 40 – Antelope Valley. 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:	103.29± acres
Inhabited/Uninhabited:	Inhabited
Applicant:	Los Angeles County Waterworks District No. 40, Antelope Valley (District)
Resolution or Petition:	June 29, 2006
Application Filed with LAFCO:	June 5, 2007
Location:	The affected territory is located between Avenue K and Avenue K-8 East, and between 30 th Street and 35 th Street East.
City/County:	City of Lancaster.
Affected Territory:	The affected territory consists of 443 existing single-family homes, one existing water reservoir, one existing community park, one existing vacant lot, and one existing drainage channel.
Surrounding Territory:	Surrounding land is residential and vacant land.
Landowner(s):	There are multiple owners of record.
Registered Voters:	774 registered voters as of April 30, 2015

Purpose/Background:	The purpose of this annexation is to bring the Los Angeles County Waterworks District No. 40, Antelope Valley, customers who are currently being serviced by the District into the District's boundaries.
Related Jurisdictional Changes: Within SOI:	There are no related jurisdictional changes. Yes
Waiver of Notice/Hearing/Protest:	No
CEQA Clearance:	The proposal is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a) because it consists of an annexation with existing structures developed to the density allowed by current zoning. A Categorical Exemption was adopted by the Los Angeles County Waterworks District No. 40, Antelope Valley, as lead agency, on June 29, 2006.
Additional Information:	None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 1,724 residents as of 2010. The population density is 13 persons per acre.

The estimated future population is 1,724 residents (no anticipated change).

The affected territory is 130.29+/- acres. The existing land use is residential and a community park.

The assessed valuation is \$62,609,699 as of May 19, 2015. The per capita assessed valuation is \$36,316. On October 17, 2006, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a property tax transfer resolution.

The topography of the affected territory is generally flat terrain.

There are no natural boundaries. There is one existing drainage channel on the affected territory.

The nearest populated areas are directly north and south of the affected territory. The affected territory is likely to experience no growth in the next ten years. The adjacent areas are likely to experience significant growth in the next ten years.

b. Governmental Services and Controls:

The affected territory includes 443 existing single-family homes, one existing water reservoir, one existing community park, one existing vacant lot, and one existing drainage channel, 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 for residents to pay lower rates than they would if they were to remain outside the District boundary and pay out-of-district rates.

c. Proposed Action and Alternative Actions:

The 443 existing single-family homes, one existing water reservoir, one existing community park, one existing vacant lot, and one existing drainage channel will not impact the surrounding areas. There is no effect of the proposed action on mutual social and economic interests. As a special district annexation, the proposal has no impact on the local governmental structure of the County.

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 Plans:*

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

The proposal is consistent with the existing City of Lancaster General Plan designation of UR (Urban Residential).

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

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

h. *Sphere of Influence:*

The affected territory is within the Sphere of Influence of the Los Angeles County Waterworks District No. 40, Antelope Valley.

i. *Comments from Public Agencies:*

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

j. *Ability to Provide Services:*

The affected territory is already being serviced by the Los Angeles County Waterworks District No. 40, Antelope Valley.

k. *Timely Availability of Water Supplies:*

There are no known issues regarding water supply or delivery.

l. *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).

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

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

n. *Land Use Designations*

The proposal is consistent with the existing City of Lancaster General Plan designation of UR (Urban Residential).

The proposal is consistent with the existing City of Lancaster zoning designation of R-7,000 (single-family residential with a minimum lot size of 7,000 square feet).

o. *Environmental Justice:*

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

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

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

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the Los Angeles County Waterworks District No. 40, Antelope Valley, which will be for the interest of landowners and/or present and/or future inhabitants within the District and within the annexation territory.

Recommended Action:

1. Open the protest hearing and receive written protests;
2. Close the protest hearing;
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of written protests filed and not withdrawn and report back to the Commission with the results; and
4. Based upon the results of the protest hearing, either adopt a resolution terminating the annexation proceedings if a majority protest exists pursuant to Government Code Section 57078, or ordering Annexation No. 2007-18 to the Los Angeles County Waterworks District No. 40 – Antelope Valley directly or ordering the annexation subject to confirmation by the registered voters of 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. 2007-18 (40-59/4-129) TO THE LOS ANGELES COUNTY WATERWORKS
DISTRICT NO. 40 – ANTELOPE VALLEY"**

WHEREAS, the Los Angeles County Waterworks District No. 40 – Antelope Valley (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the District, all within the City of Lancaster; and

WHEREAS, the proposed annexation consists of approximately 130.29± acres of inhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2007-18 to the Los Angeles County Waterworks District No. 40 – Antelope Valley"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide water service to 443 existing single-family homes, one existing community park, and one vacant lot; and

WHEREAS, on June 10, 2015, the Commission approved Annexation No. 2007-18 to the Los Angeles County Waterworks District No. 40 – Antelope Valley; and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for August 12, 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 was published on, at least, a one-eight page advertisement, in a newspaper of general circulation in the County of Los Angeles on July 9, 2015, which is at least 21 days prior to the public hearing; and

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

WHEREAS, the Commission, acting as the conducting authority, has the ministerial duty of tabulating the value of protests filed and not withdrawn and either terminating these proceedings if a majority protest exists or ordering the annexation directly or subject to confirmation by the registered voters.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of property owners is 607, and the number of registered voters is 774, and the total assessed value of land within the affected territory is \$62,609,699.
 - a) The Commission finds that the number of property owners who filed written protests in opposition to Annexation No. 2007-18 to the Los Angeles County Waterworks District No. 40 – Antelope Valley and not withdrawn is ___, which, even if valid, represents less

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

b) The Commission finds that the number of registered voters who filed written protests in opposition to Annexation No. 2007-18 to the Los Angeles County Waterworks District No. 40 – Antelope Valley and not withdrawn is ____, which, even if valid, represents less than 25 percent of the number of registered voters residing within boundaries of the affected territory.

3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 130.29± acres, is inhabited, and is assigned the following short form designation:

"Annexation No. 2007-18 to the Los Angeles County
Waterworks District No. 40 – Antelope Valley"

5. Annexation No. 2007-18 to the Los Angeles County Waterworks District No. 40 – Antelope Valley is hereby approved, subject to the following terms and conditions:

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

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

PASSED AND ADOPTED this 12th day of August 2015.

MOTION:

SECOND:

AYES:

NOES:

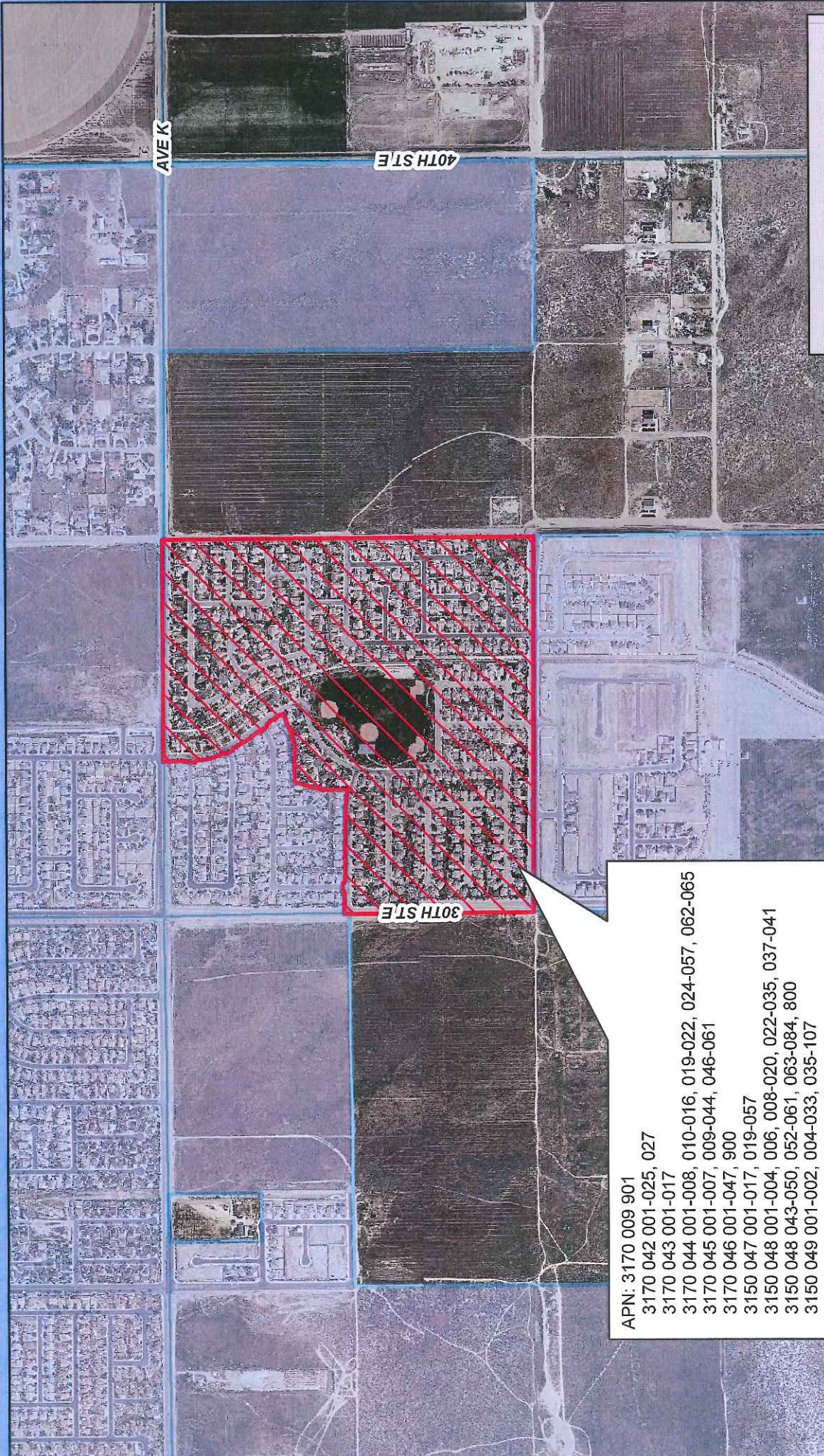
ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0






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

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

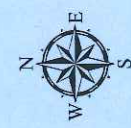


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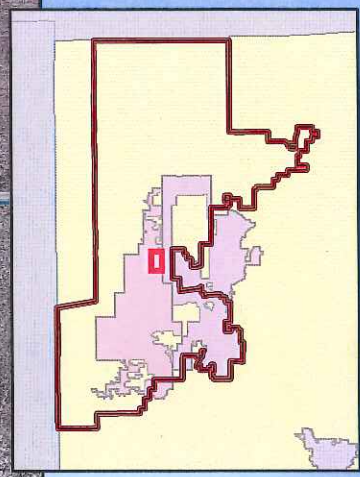
Legend

-  2007-18
-  City of Lancaster
-  City of Palmdale
-  LA Co. Waterworks Districts
-  SOI County Waterworks Districts

Annexation 2007-18 Los Angeles County Waterworks District 40, Antelope Valley



LAFCO
 Local Agency Formation Commission
 for the County of Los Angeles



Staff Report

August 12, 2015

Agenda Item No. 8.b.

Protest Hearing on Annexation No. 2012-19 to the Walnut Valley Water District (Walnut Hills Development)

On June 10, 2015, your Commission approved a request for the annexation of approximately 556± acres of inhabited territory into the boundaries of the Walnut Valley Water District. The Protest Hearing before you today will satisfy the requirements of Government Code Section 57000, *et seq.*

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

PROPOSAL SUMMARY:

Size of Affected Territory:	556± acres (of this, 134± acres consists of 268 existing single-family homes, one existing water reservoir, and a portion of another existing water reservoir; and 422± acres of existing dedicated open space).
Inhabited/Uninhabited:	Inhabited
Applicant:	Walnut Valley Water District (District)
Resolution or Petition:	August 27, 2012
Application Filed with LAFCO:	January 3, 2013
Location:	The affected territory is generally located north of Amar Road, west of Grand Avenue, and east of Azusa Avenue. The affected territory is bounded by the City of West Covina to the north and west.
City/County:	City of Walnut.
Affected Territory:	The affected territory consists of 268 single-family homes, one existing water reservoir, a portion of another existing water reservoir, and dedicated open space. An existing water reservoir, owned by Suburban Water Systems (an investor-owned utility), is located at the southwest corner of the affected territory, on a ten-acre parcel (APN: 8735-003-053). Due to an existing boundary line, a separate water reservoir, owned by the Walnut Valley Water

District, is partially within the District; the proposal would annex the remaining portion (APN 8735-071-900) into the District. The affected territory is at the westerly edge of the San Jose Hills. The topography consists of sloping hillside terrain and canyon areas.

Surrounding Territory:	Surrounding land uses are residential, open space, commercial, and recreation.
Landowner(s):	There are multiple owners of record.
Registered Voters:	222 registered voters as of April 27, 2015.
Purpose/Background:	The purpose of this annexation is to bring the Walnut Valley Water District customers who are currently being serviced by the District into the District's boundaries.
Related Jurisdictional Changes:	There are no related jurisdictional changes.
Within SOI:	Yes
Waiver of Notice/Hearing/Protest:	No
CEQA Clearance:	The California Environmental Quality Act (CEQA) clearance is an Environmental Impact Report (EIR) certified by the City of Walnut, as lead agency, on September 26, 2001.
Additional Information:	None

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Population:

The existing population is 885 residents as of 2010. The population density is 2 persons per acre.

The estimated future population is 885 residents (no anticipated change).

The affected territory is 556.709+/- acres. The existing land use is residential and open space.

The assessed valuation is \$80,407,033 as of year 2010. The per capita assessed valuation is \$90,855. On March 31, 2015, 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 hillside and canyon terrain.

The affected territory is bounded by the westerly edge of the San Jose Hills. There is one drainage channel located to the south, adjacent to the affected territory.

The nearest populated areas are directly north, south, and east of the affected territory. The area west of the affected territory is a former landfill, which is currently utilized for commercial and recreational purposes. The affected territory is likely to experience no growth in the next ten years. The adjacent areas are likely to experience no growth in the next ten years.

b. Governmental Services and Controls:

The affected territory includes 268 existing single-family homes, one existing water reservoir, a remaining portion of another existing water reservoir, and existing dedicated open space, 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 for residents to pay lower rates than they would if they were to remain outside the District boundary and pay out-of-district rates.

c. Proposed Action and Alternative Actions:

The annexation of 268 existing single-family homes, one existing water reservoir, a remaining portion of another existing water reservoir, and existing dedicated open space will not impact the surrounding areas. There is no effect of the proposed action on mutual social and economic interests. As a special district annexation, the proposal has no impact on the local governmental structure of the County.

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 Plans:*

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

The proposal is consistent with the existing City of Walnut General Plan designation of Hillside Single-Family Residential.

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

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

h. *Sphere of Influence:*

The affected territory is within the Sphere of Influence of the Walnut Valley Water District.

i. *Comments from Public Agencies:*

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

j. *Ability to Provide Services:*

The affected territory is already being serviced by the Walnut Valley Water District.

k. *Timely Availability of Water Supplies:*

There are no known issues regarding water supply or delivery.

l. *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).

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

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

n. *Land Use Designations*

The proposal is consistent with the existing City of Walnut General Plan designation of Hillside Single-Family Residential.

The proposal is consistent with the existing City of Walnut zoning designation of RPD (residential planned development – 61,700 square feet per lot/0.60 dwelling unit per acre).

o. *Environmental Justice:*

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

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The CEQA clearance is an Environmental Impact Report certified by the City of Walnut, as lead agency, on September 26, 2001. The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines Section 15096.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the Walnut Valley Water District, which will be for the interest of landowners and/or present and/or future inhabitants within the District and within the annexation territory.

Recommended Action:

1. Open the protest hearing and receive written protests;

2. Close the protest hearing;
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of written protests filed and not withdrawn and report back to the Commission with the results; and
4. Based upon the results of the protest hearing, either adopt a resolution terminating the annexation proceedings if a majority protest exists pursuant to Government Code Section 57078, or ordering Annexation No. 2012-19 to the Walnut Valley Water District directly or ordering the annexation subject to confirmation by the registered voters of 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. 2012-19 TO THE WALNUT VALLEY WATER DISTRICT
(WALNUT HILLS DEVELOPMENT)"**

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

WHEREAS, the proposed annexation consists of approximately 556± acres of inhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2012-19 to the Walnut Valley Water District"; 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 bring the District's customers who are currently being serviced by the District into the District's boundaries. The District is already providing water service to 268 existing single-family homes; and

WHEREAS, on June 10, 2015, the Commission approved Annexation No. 2012-19 to the Walnut Valley Water District; and

WHEREAS, pursuant to Government Code Section 57002, the Commission set the protest hearing for August 12, 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 was published in a newspaper of general circulation in the County of Los Angeles on July 9, 2015, which is at least 21 days prior to the public hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

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

WHEREAS, the Commission, acting as the conducting authority, has the ministerial duty of tabulating the value of protests filed and not withdrawn and either terminating these proceedings if a majority protest exists or ordering the annexation directly or subject to confirmation by the registered voters.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of property owners is 296, and the number of registered voters is 222, and the total assessed value of land within the affected territory is \$80,407,033.
 - a) The Commission finds that the number of property owners who filed written protests in opposition to Annexation No. 2012-19 to the Walnut Valley Water District and not withdrawn is ___, which, even if valid, represents less than 25 percent of the number of

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

b) The Commission finds that the number of registered voters who filed written protests in opposition to Annexation No. 2012-19 to the Walnut Valley Water District and not withdrawn is ___, which, even if valid, represents less than 25 percent of the number of registered voters residing within boundaries of the affected territory.

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

4. The affected territory consists of 556± acres, is inhabited, and is assigned the following short form designation:

"Annexation No. 2012-19 to the Walnut Valley Water District"

5. Annexation No. 2012-19 to the Walnut Valley Water District is hereby approved, subject to the following terms and conditions:

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

fees.

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

PASSED AND ADOPTED this 12th day of August 2015.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

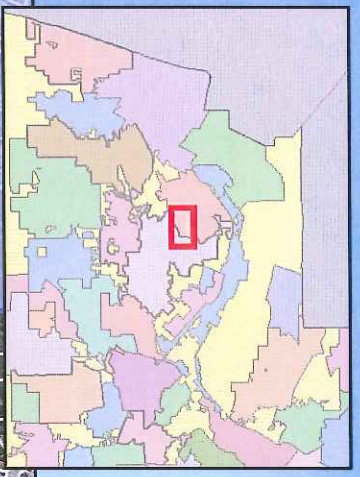
**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**

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

APN: 8735 003 961, 963, 965-973, 976
 8735 063 001-010, 012, 015-019, 023-025
 8735 064 001-029
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 8735 072 001-020, 022-023, 025

AMAR RD

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LAFCO
 Local Agency Formation Commission
 for the County of Los Angeles

Annexation 2012-19 Walnut Valley Water District



- Legend**
- Annexation 2012-09
 - City of Walnut
 - City of West Covina
 - Walnut Valley Water District
 - Walnut Valley SOI

Staff Report

August 12, 2015

Agenda Item No. 9.a.

**Appointment of Voting Representative
California Association of Local Agency Formation
Commissions ("CALAFCO")**

The California Association of Local Agency Formation Commissions ("CALAFCO") is an association of all LAFCO's in the State. CALAFCO meets regularly to foster the exchange of information amongst LAFCO commissioners and staff and to advance issues of mutual concern. CALAFCO also retains staff to lobby the State Legislature on behalf of all LAFCOs.

CALAFCO is hosting its annual conference in Sacramento from October 2 through September 4, 2015. CALAFCO has requested that each LAFCO appoint a voting member and an alternate (primarily for the selection of members of CALAFCO's Board of Directors).

Recommended Action:

1. Designate LAFCO Second Vice-Chair Gerard McCallum and Executive Officer Paul Novak as the voting Member and Alternate, respectively, for the CALAFCO 2015 Annual Conference in Sacramento.

Staff Report

August 12, 2015

Agenda Item No. 9.b.

Legislative Update

This report is intended to update the Commission on pending bills in the California Legislature which may impact LA LAFCO.

Summary of key bills monitored and their current status:

- AB 1532 Omnibus (Assembly Committee on Local Government): Signed into law by Governor Brown signed AB 1532 on July 15th, 2015, and it will take effect on January 1st, 2016.
- AB 851 Disincorporations (Mayes): The bill passed the Policy and Fiscal committees in the Senate and is awaiting a floor vote, after which it will be sent back to the Assembly for concurrence on Senate-adopted amendments.
- SB 88 and AB 115 Water Agency Consolidations: These bills, which authorize the State Water Resources Board to mandate “required consolidations” amongst water agencies, was adopted by the Legislature and signed into law by Governor Brown. A companion bill authorizing “drought-related” water legislation to be exempt from CEQA was also passed and signed into law.
- SB 239 (Hertzberg): This bill is pending before the Assembly Appropriations Committee. Upon removal of the provision requiring “pre-approval” from labor unions for proposed reorganizations, CALAFCO changed from an “oppose” to a “no position” position.

Staff will be happy to answer any questions prior to or at the Commission meeting.

Recommended Action:

1. Receive and File.

LAFCO

Local Agency Formation Commission
for the County of Los Angeles

Commission

Jerry Gladbach
Chair

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

Alternates

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

Staff

Paul A. Novak, AICP
Executive Officer

June D. Savala
Deputy
Executive Officer

Amber De La Torre
Doug Dorado
Michael Henderson
Alisha O'Brien
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August 3, 2015

The Honorable Robert Hertzberg
Senator, 18th District
California State Senate
State Capitol, Room 4038
Sacramento, CA 95814

RE: **SB 239 (Hertzberg)**
REMOVAL OF OPPOSITION

Dear Senator Hertzberg:

At the July 8th meeting, the Local Agency Formation Commission for the County of Los Angeles ("LA LAFCO" or "Commission") unanimously approved a motion to **withdraw our opposition to SB 239**, and further directing staff to draft this letter for my signature on the Commission's behalf.

As noted in our original (April 8th) "oppose" letter, the primary reason for the opposition is because the original bill would have removed discretion from elected and appointed boards of public agencies throughout the State as well as from state agencies by requiring pre-approval of recognized employee associations. Given that this provision of SB 239 has since been removed, LA LAFCO hereby withdraws its opposition.

Thank you for your consideration.

Sincerely,



Jerry Gladbach
Chair

Copies to: Commissioners, LA LAFCO
Committee Members, Senate Governance and Finance Committee
Brian Weinberger, Consultant, Senate Governance and Finance
Committee
Ryan Eisberg, Consultant, Senate Republican Caucus
Christy Bouma, CA Professional Firefighters Association
Pamela Miller, Executive Officer, CALAFCO