



Commission  
Jerry Gladbach  
Chair

Donald Dear  
1st Vice-Chair

Gerard McCallum  
2nd Vice-Chair

Kathryn Barger  
Richard Close  
Margaret Finlay  
John Mirisch  
David Ryu  
Hilda Solis

Alternate Members  
Lori Brogin-Falley  
Sheila Kuehl  
David Lesser  
Judith Mitchell  
Joseph Ruzicka  
Vacant  
(City of Los Angeles)

Staff  
Paul Novak  
Executive Officer

Adriana Romo  
Deputy Executive Officer

Amber De La Torre  
Doug Dorado  
Adriana Flores  
Michael Henderson  
Alisha O'Brien

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

## LOCAL AGENCY FORMATION COMMISSION MEETING AGENDA

Wednesday, March 11, 2020  
9:00 a.m.

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

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

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

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

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1. **CALL MEETING TO ORDER**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIR GLADBACH**
3. **DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)**
4. **SWEARING-IN OF SPEAKER(S)**

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

None.

6. **CONSENT ITEM(S)**

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

- a. Approve Minutes of February 12, 2020.
- b. Approve Operating Account Check Register for the month of February 2020.
- c. Receive and file update on Pending Proposals.
- d. Annexation No. 759 to the County Sanitation District No. 21 of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.

7. **PUBLIC HEARING(S)**

- a. Proposed Draft Budget for Fiscal Year 2020-21.

8. **PROTEST HEARING(S)**

None.

9. **OTHER ITEMS**

- a. Proposed Memorandum of Understanding with Ventura LAFCO for Exchange of Principal County Status for Sphere of Influence Changes.
- b. Appointment of the Alternate Public Member.
- c. Other Post-Employment Benefits (OPEB) Trust Fund Status Report and Authorization of Request for Proposals for an Alternative Measurement Method Actuarial Valuation Report.

10. **LEGISLATION**

- a. Legislative Update.

11. **MISCELLANEOUS CORRESPONDENCE**

None.

12. **COMMISSIONERS' REPORT**

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

**13. EXECUTIVE OFFICER’S REPORT**

- a. Executive Officer Written Report.
- b. Executive Officer Verbal Report.

**14. PUBLIC COMMENT**

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

**15. FUTURE MEETINGS**

April 08, 2020

May 13, 2020

June 10, 2020

**16. FUTURE AGENDA ITEMS**

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

**17. ADJOURNMENT**



Local Agency Formation Commission  
for the County of Los Angeles

 **DRAFT**

Commission

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Chair

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1st Vice-Chair

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# MINUTES OF THE LOCAL AGENCY FORMATION COMMISSION

## FOR THE COUNTY OF LOS ANGELES

February 12, 2020

### Present:

Jerry Gladbach, Chair

Richard Close  
Donald Dear  
Margaret Finlay  
Gerard McCallum  
David Ryu  
Hilda Solis

Lori Brogin-Falley, Alternate  
David Lesser, Alternate  
Judith Mitchell, Alternate

Paul Novak, Executive Officer  
Tiffani Shin, Legal Counsel

### Absent:

Kathryn Barger  
John Mirisch

Sheila Kuehl, Alternate

### Vacant:

City of Los Angeles, Alternate Member  
Special District, Alternate Member

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 by Chair Jerry Gladbach.

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Jerry Gladbach.

3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

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

The EO read an announcement, asking if any Commissioner had received a campaign contribution that would require disclosure or any other issue requiring recusal from any item on today's agenda (None).

4 SWEARING-IN OF SPEAKER(S)

The EO swore in two (2) members of the audience who planned to testify.

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

None.

6 CONSENT ITEM(S)

The Commission took the following actions under Consent Items:

- a. Approved Minutes of January 8, 2020.
- b. Approved Operating Account Check Register for the months of December 2019 and January 2020.
- c. Received and filed update on Pending Proposal.

MOTION: Finlay                      SECOND: Dear                      APPROVED: 7-0-0  
AYES: Close, Dear, Finlay, McCallum, Mitchell (Alt. for Mirisch), Solis, Gladbach  
NOES: None.  
ABSTAIN: None.  
ABSENT: Barger, Mirisch, Ryu

7 PUBLIC HEARING(S)

None.

8 PROTEST HEARING(S)

None.

9 OTHER ITEMS

The following item was called up for consideration:

- a. Sativa Water System Status Report.

The EO summarized the staff report concerning the status of the Sativa Water System.

The EO indicated that Russ Bryden (Principal Engineer, Los Angeles County Department of Public Works) and Sami Kabar (Civil Engineer, Los Angeles County Department of Public Works) were available to answer questions the Commission may have.

Mr. Bryden came before the Commission. He stated that he has been Sativa's on-site administrator for over one year. The Los Angeles County Department of Public Works (LACDPW) transitioned Mr. Kabar as the new on-site manager for the Sativa Water System.

Commissioner Solis asked if there had been disruption in water service due to repairs, how has it impacted the residents, and whether the residents are aware of the repairs. Mr. Kabar came before the Commission. He indicated that he is the new Operations Manager for the Sativa Water System. Mr. Kabar stated that whenever there are repairs or disruptions in service, residents are notified in English and Spanish through robocalls, mailed flyers, and door-to-door.

[Commissioner Ryu arrived at 9:11 a.m.]

Commission Close asked where is the funding coming from to make the necessary repairs to the rehabilitate the Sativa Water System. Mr. Bryden indicated that funding has been provided by the County of Los Angeles and through grant funding provided by the State Water Resources Control Board.

Commissioner Finlay asked what the next process is in transferring the water system to another service provider. Mr. Bryden stated that the Request for Proposals (RFP) is completed. The Sativa Evaluation Committee gave Suburban Water Systems the highest RFP scoring. In March, a recommendation will go before the Los Angeles County Board of Supervisors to enter into negotiations with Suburban Water Systems. A contract will be presented to the BOS at a later date.

Commissioner Mitchell asked if water rates will increase for the Sativa residents. Mr. Bryden indicated that the California Public Utilities Commission will review the contract and confirm that the water rates are fair for the Sativa residents.

Commissioner Mitchell asked if LACDPW will provide oversight to the new water purveyor. Mr. Bryden indicated that question would have to be deferred to LACDPW Counsel.

Mr. Bryden thanked Commissioner Finlay for her work on the Sativa Evaluation Committee and thanked the Commission for its leadership in the dissolution of the Sativa County Water District.

Chair Gladbach thanked Mr. Bryden and the LACDPW for their leadership and expertise in getting the Sativa Water System in good standing.

The Commission took the following action:

- Received and filed the Sativa Water System Status Report.

MOTION: Solis                      SECOND: Finlay                      APPROVED: 8-0-0  
AYES: Close, Dear, Finlay, McCallum, Mitchell (Alt. for Mirisch), Ryu, Solis, Gladbach  
NOES: None.  
ABSTAIN: None.  
ABSENT: Barger, Mirisch

## 9 OTHER ITEMS

The following item was called up for consideration:

- b. Proposed Memorandum of Understanding with Ventura LAFCO.

The EO requested that the Commission refer Item 9.b. back to staff. On Monday, Ventura LAFCO forwarded revisions to the proposed Memorandum of Understanding (MOU). Staff and legal counsel would like to review the proposed MOU revisions. Staff will agendaize for a future Commission meeting, most likely on March 11<sup>th</sup>.

The Commission took the following action:

- Referred Item 9.b. back to staff and legal counsel to review the revisions of the Memorandum of Understanding from Ventura LAFCO.

MOTION: Dear                      SECOND: Finlay                      APPROVED: 8-0-0  
AYES: Close, Dear, Finlay, McCallum, Mitchell (Alt. for Mirisch), Ryu, Solis, Gladbach  
NOES: None.  
ABSTAIN: None.  
ABSENT: Barger, Mirisch

## 9 OTHER ITEMS

The following item was called up for consideration:

- c. Proposed Exercise of Option with Davis Farr LLP to Prepare Fiscal Year 2019-20 Audit.

The EO summarized the staff report concerning the Proposed Exercise of Option with Davis Farr LLP to Prepare Fiscal Year 2019-20 Audit.

The Commission took the following action:

- Authorized the Executive Officer to exercise the option for a one-year contract extension with Davis Farr to prepare the audit for FY 2019-20.

MOTION: Finlay                      SECOND: Dear                      APPROVED: 8-0-0  
AYES: Close, Dear, Finlay, McCallum, Mitchell (Alt. for Mirisch), Ryu, Solis, Gladbach  
NOES: None.  
ABSTAIN: None.  
ABSENT: Barger, Mirisch

## 9 OTHER ITEMS

The following item was called up for consideration:

- d. Proposed Joint Request for Proposal with Southern Region LAFCOs for Auditing Services.

The EO summarized the staff report concerning the Proposed Joint Request for Proposal with Southern Region LAFCO's for Auditing Services.

The Commission took the following actions:

- Authorized the Executive Officer to work with his counterparts at Imperial, Orange, Riverside, and San Bernardino LAFCOs to issue a Joint Request for Proposal for auditing services for Fiscal Years 2020-21 through FY 2024-25; and
- Upon conclusion of the Request for Proposal solicitation and evaluation process, to return to the Commission with a recommendation to award a contract to the selected auditing firm.



MOTION: Solis                      SECOND: Finlay                      APPROVED: 8-0-0  
AYES: Close, Dear, Finlay, McCallum, Mitchell (Alt. for Mirisch), Ryu, Solis, Gladbach  
NOES: None.  
ABSTAIN: None.  
ABSENT: Barger, Mirisch

## 10 LEGISLATION

The following item was called up for consideration:

- a. Legislative Update.

The EO summarized the staff report concerning the Legislative Update.

The Commission took the following action:

- Received and filed the Legislative Update.

MOTION: Solis                      SECOND: Dear                      APPROVED: 8-0-0  
AYES: Close, Dear, Finlay, McCallum, Mitchell (Alt. for Mirisch), Ryu, Solis, Gladbach  
NOES: None.  
ABSTAIN: None.  
ABSENT: Barger, Mirisch

## 11 MISCELLANEOUS CORRESPONDENCE

None.

## 12 COMMISSIONERS' REPORT

Commissioner McCallum stated that he attended the Southern Region of California Association of Local Agency Formation Commissions (CALAFCO) meeting on January 27<sup>th</sup>. Commissioner McCallum indicated that proposed changes to CALAFCO's fee structure have not yet been resolved.

## 13 EXECUTIVE OFFICER'S REPORT

None.

## 14 PUBLIC COMMENT

None.

15 FUTURE MEETINGS

March 11, 2020

April 8, 2020

May 13, 2020

16 FUTURE AGENDA ITEMS

None.

17 ADJOURNMENT MOTION

On motion of Chair Gladbach, the meeting was adjourned at 9:36 a.m.

Respectfully submitted,

Paul Novak, AICP  
Executive Officer

12:11 PM

03/02/20

Cash Basis

**LA LAFCO**  
**Register Report**  
**February 2020**

Type	Date	Num	Name	Paid Amount	Balance
<b>Feb 20</b>					
Check	02/07/2020	ADP	ADP	-172.38	-172.38
Check	02/10/2020	WIRE	TRPF 80 South Lak...	-9,182.65	-9,355.03
Check	02/11/2020	DD	Wells Fargo	-44.07	-9,399.10
Bill Pmt -Check	02/13/2020	10563	Certified Records M...	-565.14	-9,964.24
Bill Pmt -Check	02/13/2020	10564	Charter Communica...	-529.52	-10,493.76
Bill Pmt -Check	02/13/2020	10565	CoreLogic	-28.80	-10,522.56
Bill Pmt -Check	02/13/2020	10566	Davis Farr LLP	-1,500.00	-12,022.56
Bill Pmt -Check	02/13/2020	10567	FedEx	-57.72	-12,080.28
Bill Pmt -Check	02/13/2020	10568	LACERA-OPEB	-2,001.25	-14,081.53
Bill Pmt -Check	02/13/2020	10569	Office Depot*	-206.92	-14,288.45
Bill Pmt -Check	02/13/2020	10570	Orange LAFCO	-57.18	-14,345.63
Bill Pmt -Check	02/13/2020	10571	RSG, Inc.	-21,075.00	-35,420.63
Bill Pmt -Check	02/13/2020	10572	Wells Fargo	-385.89	-35,806.52
Bill Pmt -Check	02/13/2020	10573	Motor Parks	-630.00	-36,436.52
Check	02/14/2020	DD	Federal Tax Deposit	-4,713.76	-41,150.28
Check	02/14/2020	DD	State Income Tax	-1,386.60	-42,536.88
Check	02/14/2020	DD	Ambar De La Torre	-2,116.57	-44,653.45
Check	02/14/2020	DD	Douglass S Dorado	-3,109.47	-47,762.92
Check	02/14/2020	DD	Adriana L Flores	-1,145.33	-48,908.25
Check	02/14/2020	DD	Michael E Henderson	-2,371.63	-51,279.88
Check	02/14/2020	DD	Paul A Novak	-5,261.48	-56,541.36
Check	02/14/2020	DD	Alisha O'Brien	-2,440.72	-58,982.08
Check	02/14/2020	DD	Adriana Romo	-3,327.98	-62,310.06
Check	02/21/2020	ADP	ADP	-141.66	-62,451.72
Check	02/28/2020	ADP	ADP	-39.37	-62,491.09
Check	02/28/2020	DD	Federal Tax Deposit	-4,713.74	-67,204.83
Check	02/28/2020	DD	State Income Tax	-1,386.60	-68,591.43
Check	02/28/2020	DD	Ambar De La Torre	-2,116.57	-70,708.00
Check	02/28/2020	DD	Douglass S Dorado	-3,109.47	-73,817.47
Check	02/28/2020	DD	Adriana L Flores	-1,145.33	-74,962.80
Check	02/28/2020	DD	Michael E Henderson	-2,371.63	-77,334.43
Check	02/28/2020	DD	Paul A Novak	-5,261.49	-82,595.92
Check	02/28/2020	DD	Alisha O'Brien	-2,537.80	-85,133.72
Check	02/28/2020	DD	Adriana Romo	-3,327.99	-88,461.71
Check	02/28/2020	DD	Federal Tax Deposit	-229.51	-88,691.22
Check	02/28/2020	60505...	Brogin-Falley Lori	-138.52	-88,829.74
Check	02/28/2020	DD	Richard Close	-138.53	-88,968.27
Check	02/28/2020	DD	Donald Dear	-138.53	-89,106.80
Check	02/28/2020	60505...	Margaret E Finlay	-138.53	-89,245.33
Check	02/28/2020	60505...	Edward G Gladbach	-138.53	-89,383.86
Check	02/28/2020	DD	David J Lesser	-138.53	-89,522.39
Check	02/28/2020	DD	Gerard McCallum II	-138.53	-89,660.92
Check	02/28/2020	DD	John A Mirisch	-629.27	-90,290.19
Check	02/28/2020	60505...	Judith M Mitchell	-138.53	-90,428.72
Check	02/28/2020	DD	David E Ryu	-138.53	-90,567.25
Check	02/28/2020	DD	Hilda L Solis	-128.48	-90,695.73
<b>Feb 20</b>				<b>-90,695.73</b>	<b>-90,695.73</b>

AGENDA ITEM NO. 6.c. March 11, 2020						
PENDING PROPOSALS As of March 3, 2020						
		LAFCO Designation	Applicant	Description	Status	Est. Date of Completion
1	DD	Annexation 2006-12 to Los Angeles County Waterworks District No. 40	Land Resource Investors	Annex 20 acres of vacant land located at the northeast corner of Avenue J and 37th Street East, City of Lancaster. Will be developed into 80 single family homes.	Incomplete filing: property tax transfer resolution, registered voter and landowner labels.	Unknown
2	DD	Annexation No. 2006-46 to Los Angeles County Waterworks District No. 40	New Anaverde, LLC	Annex 1,567 acres of vacant land located near Lake Elizabeth Road and Avenue S in the city of Palmdale. Will be developed into 313 single family home.	Incomplete filing: CEQA, registered voter labels, landowner labels, and approved map and legal.	Unknown
3	DD	Annexation No. 2011-17 (2006-50) to Los Angeles County Waterworks District No. 40	Behrooz Haverim/Kamyar Lashgari	Annex 20.62 acres of vacant land located south of Avenue H between 42nd Street West and 45th Street West in the City of Lancaster. To be developed into single family homes	Incomplete filing: property tax transfer resolution, registered voter and landowner labels.	Unknown
4	DD	Annexation 2008-13 to Los Angeles County Waterworks District No. 40	Lancaster School Dist.	Annex 20.47 acres of vacant land located 2 miles west of the Antelope Valley frw. And the nearest paved major streets are ave. H. And Ave. I, in the City of Lancaster. For future construction of a school.	Need BOE fees to place on agenda for approval. Emailed district for fees on 4-18-17.	Unknown
5	DD	Reorganization 2010-04 Los Angeles County Waterworks District No. 29	Malitex Partners, LLC	Detach 88 acres of vacant land from the Las Virgenes Municipal Water District and annex same said territory to Los Angeles County Waterworks District No 29 and West Basin Municipal Water District. The project includes future construction of three homes and dedicates open space. The project site is located north of Pacific Coast Highway at the end of Murphy Way, in the unincorporated area adjacent to Malibu.	Notice of Filing sent 07-15-10. Incomplete filing: CEQA. EIR on hold 4-14-15. Applicant requested to keep this file open, pending details how to proceed with the project 04/29/15.	Unknown
6	DD	City of Palmdale Annexation 2010-05	City of Palmdale	49.6 acres located adjacent to residential properties to the southwest, southeast, and separated by the Amargosa Creek to the north.	Notice of Filing sent 1-3-11. Incomplete filing: property tax transfer resolution, insufficient CEQA, unclear pre-zoning ordinance, approved map and legal. Need to include DUC.	Unknown
7	DD	Reorganization 2011-16 (Tesoro del Valle)	Montalvo Properties LLC	Annexation to NCWD and CLWA SOI Amendments for both districts. 801.53 acres regional access is provided via Interstate 5 (1-5) for north/south travelers from the east, and State Route 126 (SR-126) for travelers from the west. The existing local thoroughfare that provides access to the proposed area is Copper Hill Drive, which can be accessed directly from Tesoro del Valle Drive or Avenida Rancho Tesoro.	Notice of Filing sent 05-31-11. Incomplete filing: property tax transfer resolution. Project has changed ownership. Need new application	Unknown
8	DD	City of Los Angeles Annexation 2011-27	Forestar Group	685 acres of uninhabited territory located east of Browns Canyon Road and northwest of Mason Ave, in the unincorporated area just north of the City of Los Angeles.	Notice of Filing sent 2-15-12. Incomplete filing: property tax transfer resolution, CEQA, pre-zoning ordinance, map of limiting addresses, list of limiting addresses, and approved map and legal.	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
9	DD	City of Palmdale Annexation 2011-19	City of Palmdale	405 acres of uninhabited territory located between Palmdale Blvd and Ave S and 80th and 85th Street East.	Notice of Filing sent 3-22-12 Incomplete filing: property tax transfer resolution, inadequate CEQA, maps of limiting addresses, list of limiting addresses, and approved map and legal. DUC adjacent	3/8/2012	Unknown
10	DD	Reorganization No. 2014-03 to the City of Calabasas	City of Calabasas	176± acres immediately north of and adjacent to the 101 freeway between the City of Calabasas and Hidden Hills.	Notice of Filing sent 1-8-15, Incomplete filing: property tax transfer resolution and approved map and legal.	12/10/2014	Unknown
11	DD	Annexation No. 2015-11 to the City of Palmdale (Desert View Highlands)	City of Palmdale	284 acres inhabited territory. Generally located north and south of Elizabeth Lake Road between Amargosa Creek and 10th street west, in Los Angeles County unincorporated territory surrounded by the City of Palmdale	Notice of Filing sent 9-22-15 Incomplete filing: property tax resolution, attachment 'A' plan for municipal services, CEQA (NOD), party disclosure, pre-zoning, map of limiting addresses, registered voter info	9/15/2015	Unknown
12	DD	Annexation No. 2015-10 to the City of Agoura Hills	City of Agoura Hills	117 acres uninhabited territory. Located northeast and southwest of Chesebro Road directly north of the Highway 101	Notice of Filing sent 11-3-15 Incomplete filing: property tax transfer resolution.	11/2/2015	Unknown
13	DD	Reorganization No. 2016-01 to the Las Virgenes Municipal Water District	Las Virgenes Municipal Water District	Detachment from West Basin Municipal Water District, and annexation to the Las Virgenes Municipal Water District. Both districts require SOI amendments. The territory consists of 26 single-family homes, generally located south of Cairnloch Street, west of Summit Mountain Way, all within the City of Calabasas.	Notice of Filing sent 04-19-16 Incomplete filing: property tax transfer resolution, and map and legal not approved.	2/22/2016	Unknown
14	AD	Annexation No. 2017-02 to the Newhall County Water District	Newhall County Water District	uninhabited territory, located west of the 5 freeway and north of the intersection of The Old Road and Calgrove Blvd.	Notice of Filing sent 06-21-17 Incomplete filing: property tax transfer resolution, CEQA, approved map and legal.	6/15/2017	Unknown
15	DD	Annexation No. 2017-09 to the Wilmington Cemetery District	Wilmington Cemetery District	inhabited territory around Wilmington	Notice of Filing sent 6-10-17 Incomplete filing: property tax transfer resolution	7/10/2017	Unknown
16	DD	Reorganization No. 2017-10 to the Las Virgenes Municipal Water District	Robert Douglass	5.26 acres of uninhabited territory. The affected territory is generally located northeast of the intersection of Hovenweep Lane and Schueren Road, in the unincorporated area north of Malibu	Notice of Filing Sent 11-30-17 Incomplete Filing: property tax transfer resolution, approved map and legal	11/8/2017	Unknown
17	DD	Annexation No 2018-10 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Robert Sarkissian	80.91± acres of uninhabited territory. The affected territory is located southeast of the intersection of Blackbird Street and 8Th Street West, in the City of Palmdale	September 1, 2019 agenda	10/1/2018	Oct-2019
18	DD	Annexation No. 2018-06 to the San Gabriel Valley Mosquito and Vector Control District	San Gabriel Valley Mosquito and Vector Control District	77.55± acres of inhabited territory. The affected territory is located north of the intersection of Mountain Laurel Way and Highwood Court in the City of Azusa.	Notice of Filing Sent 11-1-18 Incomplete filing: property tax transfer resolution, approved map and legal	10/22/2018	Unknown



		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
19	DD	Annexation No. 2018-12 to the City of Agoura Hills	City of Agoura Hills	82.58± acres of inhabited territory to the City of Agoura Hills. Area A of the affected territory is generally located east of the intersection of Liberty Canyon Road and Agoura Road and Area C is generally located west of the intersection of Liberty Canyon Road and Revere Way, in Los Angeles County unincorporated territory adjacent to the City of Agoura Hills	Notice of Filing sent 11-20-18 Incomplete filing: property tax transfer resolution, CEQA, map of limiting addresses, pre-zoning, register voter labels, approved map and geographic description.	11/19/2018	Unknown
20	AD	Annexation 429 to District No. 14	Sanitation Districts	640.07± acres of uninhabited territory. The affected territory is located on the southeast corner of Sierra Highway and Columbia Way, all within the City of Palmdale.	Notice of Filing Sent 11-29-18 Incomplete filing: property tax transfer resolution.	11/28/2018	Unknown
21	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1093	Sanitation Districts	0.3± acres of uninhabited territory. The affected territory is located on Scherzinger Lane approximately 100 feet southwest of Sierra Cross Avenue, all within the City of Santa Clarita.	Notice of Filing Sent 12-27-18 Incomplete filing: property tax transfer resolution.	12/26/2018	Unknown
22	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1097	Sanitation Districts	230± acres of uninhabited territory. The affected territory is located south of Pico Canyon Road at the westerly terminus of Verandah Court, all within the unincorporated area of Los Angeles County.	Notice of Filing Sent 12-27-18 Incomplete filing: property tax transfer resolution.	12/26/2018	Unknown
23	DD	Annexation No. 2018-11 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Lester Knox	20± acres of uninhabited territory, located southeast of the intersection of Mountain Springs Road and Hawk Free Court, in the unincorporated area known as Acton.	November agenda	10-Jan	Unknown
24	AD	Annexation 760 to District No. 21	Sanitation Districts	0.48± acres of uninhabited territory. The affected territory is located north of the Pomona freeway approximately 300 feet west of Hacienda Boulevard, all within the unincorporated area of Los Angeles County.	Notice of Filing Sent 1-30-19 Incomplete filing: property tax transfer resolution.	1/30/2019	Unknown
25	AD	Annexation 430 to District No. 14	Sanitation Districts	227.677± acres of uninhabited territory. The affected territory is located north of Avenue D, south of Avenue B, east of the Southern Pacific Railroad, and west of Edwards Air Force Base, all within the unincorporated area of Los Angeles County.	Notice of Filing Sent 2-20-19 Incomplete filing: property tax transfer resolution.	2/12/2019	Unknown
26	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1091	Sanitation Districts	4.158± acres of inhabited territory. The affected territory is located on Placeritos Boulevard approximately 200 feet west of Aden Avenue, all within the City of Santa Clarita.	Notice of Filing Sent 2-20-19 Incomplete filing: property tax transfer resolution.	2/12/2019	Unknown
27	AD	Annexation 759 to District No. 21	Sanitation Districts	1.21± acres of uninhabited territory. The affected territory has 2 parcels. Parcel 1 is located on Glen Way approximately 800 feet north of Baseline Road; Parcel 2 is located on Mountain Avenue approximately 150 feet north of Baseline Road, all within the unincorporated area of Los Angeles County.	March 11, 2020 agenda	3/6/2019	Apr-2020
28	DD	Reorganization No. 2019-01 to the City of Rancho Palos Verdes	Rajendra Makan	1.17± acres of uninhabited territory located along Re Le Chardlene, east of the intersection of Chandeleur and Rue Le Chardlene, in the City of Los Angeles.	Notice of Filing Sent 5-14-19 Incomplete filing: property tax transfer resolution and approved map and legal.	5/14/2019	Unknown
29	DD	Annexation No 2019-07 to the Greater Los Angeles County Vector Control District (Entire City of Vernon)	City of Vernon	3,301± acres of inhabited territory, entire City of Vernon	Notice of Filing Sent 8-28-19 Incomplete filing: property tax transfer resolution, party disclosure, approved map and legal.	7/23/2019	Unknown
30	AD	Annexation 762 to District No. 21	Sanitation Districts	0.389± acres of uninhabited territory. The affected territory is located on Mountain Avenue approximately 300 feet north of Baseline Road, all within Unincorporated Los Angeles County.	Notice of Filing Sent 9-24-19 Incomplete filing: property tax transfer resolution.	9/24/2019	Unknown
31	AD	Annexation 435 to District No. 22	Sanitation Districts	2.2± acres of uninhabited territory. The affected territory is located on Foothill Boulevard approximately 250 feet west of San Dimas Canyon Road, all within the City of San Dimas.	Notice of Filing Sent 9-24-19 Incomplete filing: property tax transfer resolution.	9/24/2019	Unknown
32	AD	Annexation 761 to District No. 21	Sanitation Districts	1.23± acres of uninhabited territory. The affected territory is generally located on Baseline Road approximately 1,000 feet west of Towne Avenue, all within the City of Claremont.	Notice of Filing Sent 10-17-19 Incomplete filing: property tax transfer resolution.	10/15/2019	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
33	DD	Annexation No. 2019-03 to the Santa Clarita Valley Water Agency	Santa Clarita Valley Water Agency	324± acres of uninhabited territory. The affected territory is generally located east and west of San Francisquito Canyon Road approximately one mile north of the City of Santa Clarita, in Los Angeles County unincorporated territory near the City of Santa Clarita.	Notice of Filing Sent 10-23-19 Incomplete filing: property tax resolution, LAFCO fees, consent letter, CEQA, and approved map and legal	10/17/2019	Unknown
34	DD	Formation No. 2019-06 of the Lower Los Angeles River Recreation and Park District	City of South Gate	Inhabited territory, along the Los Angeles River between Vernon and Long Beach	waiting an a map to start the formation process.	10/2/2019	Unknown
35	AD	Annexation 429 to District No. 22	Sanitation Districts	4.64± acres of uninhabited territory. The affected territory has 2 parcels. Parcel 1 is located on Cameron Avenue approximately 800 feet south of Barranca Street; Parcel 2 is located on Wrede Way approximately 300 feet west of Grand Avenue, all within the City of West Covina.	Notice of Filing Sent 11-7-19 Incomplete filing: property tax transfer resolution.	11/6/2019	Unknown
36	AD	Annexation 431 to District no. 14	Sanitation Districts	2.72± acres of uninhabited territory. The affected territory is on the southeast corner of 20th Street West and Avenue L, all within the City of Lancaster.	Notice of Filing Sent 11-13-19 Incomplete filing: property tax transfer resolution.	11/12/2019	Unknown
37	AD	Annexation 32 to District no. 16	Sanitation Districts	0.789± acres of uninhabited territory. The affected territory is on the north side of Sierra Madre Boulevard approximately 50 feet east of Canyon Wash Drive, all within the City of Pasadena.	Notice of Filing Sent 12-11-19 Incomplete filing: property tax transfer resolution.	12/5/2019	Unknown
38	AD	Annexation 433 to District no. 22	Sanitation Districts	0.755± acres of uninhabited territory. The affected territory is on Crestglen Road approximately 300 feet north of Sierra Madre Avenue, all within the City of Glendora.	Notice of Filing Sent 12-11-19 Incomplete filing: property tax transfer resolution.	12/5/2019	Unknown
39	AOB	Annexation No. 2019-08 to the Santa Clarita Valley Water Agency	Santa Clarita Valley Water Agency	349± acres of uninhabited territory. The affected territory is generally located southwest of the intersection of Old Rock Road and Valencia Boulevard, in Los Angeles County unincorporated territory near the City of Santa Clarita.	Notice of Filing Sent 1-15-2020 Incomplete filing: property tax resolution, approved map and legal	12/30/2019	Unknown
40	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1092	Sanitation Districts	3.77± acres of uninhabited territory. The affected territory is located on the south side of Soledad Canyon Road at Mammoth Lane, all within the City of Santa Clarita.	Notice of Filing Sent 01-30-20 Incomplete filing: property tax transfer resolution.	1/28/2020	Unknown
41	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1096	Sanitation Districts	5.11± acres of uninhabited territory. The affected territory is located on Sand Canyon Road approximately 400 feet south of Comet Way, all within the City of Santa Clarita.	Notice of Filing Sent 01-30-20 Incomplete filing: property tax transfer resolution.	1/28/2020	Unknown
42	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1101	Sanitation Districts	2.5± acres of uninhabited territory. The affected territory is located on Arroyo Oak Lane approximately 300 feet south of Hasley Canyon, all within the unincorporated area of Los Angeles County.	Notice of Filing Sent 01-30-20 Incomplete filing: property tax transfer resolution.	1/28/2020	Unknown
43	AD	Annexation 434 to District no. 22	Sanitation Districts	1.21± acres of uninhabited territory. The affected territory is located on Dancove Drive approximately 100 feet notheast of the terminus of Greenville Drive, all within the City of West Covina.	Notice of Filing Sent 02-4-20 Incomplete filing: property tax transfer resolution.	2/4/2020	Unknown

**Staff Report**

**March 11, 2020**

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

**Annexation No. 759 to the County Sanitation District No. 21 of Los Angeles County**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	1.21± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 21 of Los Angeles County
Resolution:	February 27, 2019
Application Filed with LAFCO:	March 6, 2019
Certificate of Filing:	February 27, 2020
Location:	The affected territory has 2 parcels. Parcel 1 is located on Glen Way approximately 800 feet north of Baseline Road; Parcel 2 is located on Mountain Avenue approximately 150 feet north of Baseline Road.
City/County:	Los Angeles County unincorporated territory (West Claremont).
Affected Territory:	The affected territory is residential. The territory consists of three existing single-family homes. The topography is flat.
Surrounding Territory:	Surrounding territory is residential.
Landowners:	Jonathan Roma Newman & Judy Bellis Glen & Cindy Stahmer
Registered Voters:	5 registered voters as of December 19, 2017.
Purpose/Background:	For the District to provide off-site sewage disposal service.



Jurisdictional Changes:	The jurisdictional changes that result from this proposal include annexation to County Sanitation District No. 21 of Los Angeles County.
Within SOI:	Yes.
Waiver of Public Hearing:	Pursuant to Government Code Section 56662(a), the Commission may waive notice and the public hearing for the annexation, because the proposal meets all of the following criteria: the affected territory is uninhabited; no affected local agency has submitted a written demand for a hearing within ten (10) days following the mailed hearing notice; and all owners of land within the affected territory have given their written consent to the proposal. Staff has therefore agendaized the Proposal on the Commission "Consent Item(s)" portion of the Agenda as Agenda Item 6.d.
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 area consists of existing structures developed to the density allowed by the current zoning. A Categorical Exemption was adopted by the County Sanitation District of Los Angeles County, as lead agency, on February 27, 2019.
Additional Information:	None.

## **CERTIFICATE OF FILING**

Pursuant to Government Code § 56020.6, a Certificate of Filing (COF) is “the document issued by the Executive Officer that confirms an application for a change of organization or reorganization has met submission requirements and is accepted for filing.”

Upon reviewing the proposal for completeness, and pursuant to the requirements of Government Code § 56658, the Executive Officer issued the COF to the applicant on February 27, 2020. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration as Wednesday, March 11, 2020.

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

### ***a. Affected population, territory and adjacent areas:***

The existing population is 6 residents as of December 19, 2017. The population density is 4.96 persons per acre.

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

The affected territory is 1.21+/- acres. The affected territory is residential. The territory consists of three existing single-family homes.

The assessed valuation is \$932,784 as of February 28, 2019.

The per capita assessed valuation is \$155,464.00.

On February 18, 2020, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a corresponding property tax transfer resolution.

The topography of the affected territory is flat.

There are no natural boundaries within or adjacent to the affected territory.

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

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

The affected territory is likely to experience 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 consists of three existing single-family homes which require organized governmental services.

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

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

The proposed action will have no effect on adjacent areas. The proposed action will have no effect on mutual social and economic interests. The proposal has no impact of the local government structure of the County. There is no alternative to public sewage disposal. Service by the District is considered more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

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

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

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

**e. *Agricultural Lands:***

There are no effects on agricultural lands, as defined. None of the land within the affected territory is currently used for the purpose of producing an agricultural commodity for commercial purposes, land left fallow under a crop rotational program, or land enrolled in an agricultural subsidy or set-aside program. 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, conform to lines of assessment or ownership, and 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. Regional Transportation Plan:***

The Southern California Associated Governments (SCAG) adopted its 2016-2040 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code Section 65080. The closest highway to the annexation is part of the RTP and SCS's State Highway improved program. The Closest highway in the RTP/SCS is the 210 fwy, which is approximately 300 ft from the affected territory.

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

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

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

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

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

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

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

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

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

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

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

There are no known issues regarding water supply or delivery. The Golden State Water company currently provides water services to the affected territory.

***m. Regional Housing Needs:***

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

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

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

***o. Land Use Designations***

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

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

***p. Environmental Justice:***

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

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

***q. Hazard Mitigation Plan:***

The County of Los Angeles All-Hazard Mitigation Plan (approved February 13, 2019) establishes the County's emergency policies and procedures in the event of a disaster and addresses allocation of resources and protection of the public in the event of an emergency.

The Safety Element of the General Plan for the County of Los Angeles (approved October 6, 2015) addresses reduction of the potential risk of death, injuries, and economic damages resulting from natural and man-made hazards.

The affected territory is within a Very High Fire Hazard Zone pursuant to maps published by the California Department of Forestry and Fire Protection (Cal Fire). The affected territory is not within the maps that identify state responsibility area. Both the County of Los Angeles All-Hazard Mitigation Plan and the Safety Element of the General Plan include information relating to mitigation and management of wildfire and fire hazard severity zones.

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

None.

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

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

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

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

**CONCLUSION:**

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

**RECOMMENDED ACTION:**

1. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 759 to the County Sanitation District No. 21 of Los Angeles County.

**RESOLUTION NO. 2020-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
" ANNEXATION NO. 759 TO THE COUNTY SANITATION DISTRICT NO. 21  
OF LOS ANGELES COUNTY "**

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

WHEREAS, the proposed annexation consists of approximately 1.21± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 759 to the County Sanitation District No. 21 of Los Angeles County"; and

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

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

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

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



WHEREAS, the Executive Officer set the item for consideration for March 11, 2020 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on March 11, 2020, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

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



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

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

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

- 4. The affected territory consists of 1.21± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 759 to the County Sanitation District No. 21 of Los Angeles County".

- 5. Annexation No. 759 to the County Sanitation District No. 21 of Los Angeles County is hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.
- c. Recordation of the Certificate of Completion shall not occur prior to the

conclusion of the 30-day reconsideration period provided under Government Code § 56895.

- d. All fees due to LAFCO, the County of Los Angeles (including, but not limited to, fees owed to the County Assessor and/or the Registrar-Recorder/County Clerk), and the State of California Board of Equalization; shall be paid by the Applicant, in full, prior to LAFCO's filing the Certificate of Completion. Failure to pay any and all fees due to LAFCO, the County of Los Angeles, and the State Board of Equalization, within one year of the Commission approval of this change of organization/reorganization, will result in the change of organization/reorganization being terminated pursuant to Government Code §57001 unless, prior to expiration of that year, the Commission authorizes an extension of time for that completion.
- e. 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.
- f. The regular County assessment roll shall be utilized by the District.
- g. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
- h. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
- i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. If LAFCO, the Los

Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.

- j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code Section 57325) shall apply to this annexation.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 21 of Los Angeles County.
7. Pursuant to Government Code 56883, the Executive Officer may make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.
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 11<sup>th</sup> day of March 2020.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

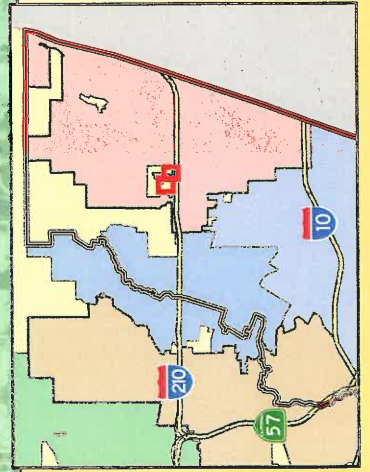
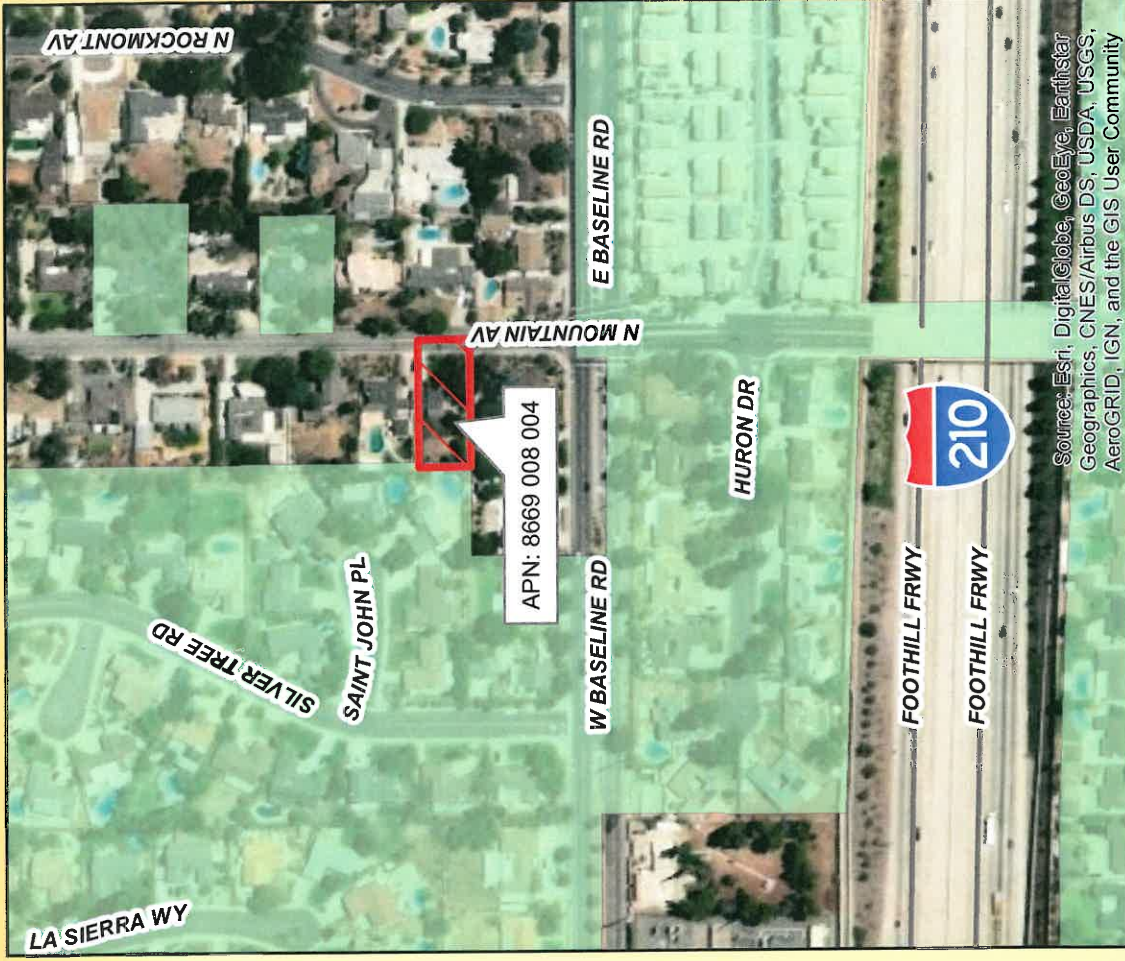
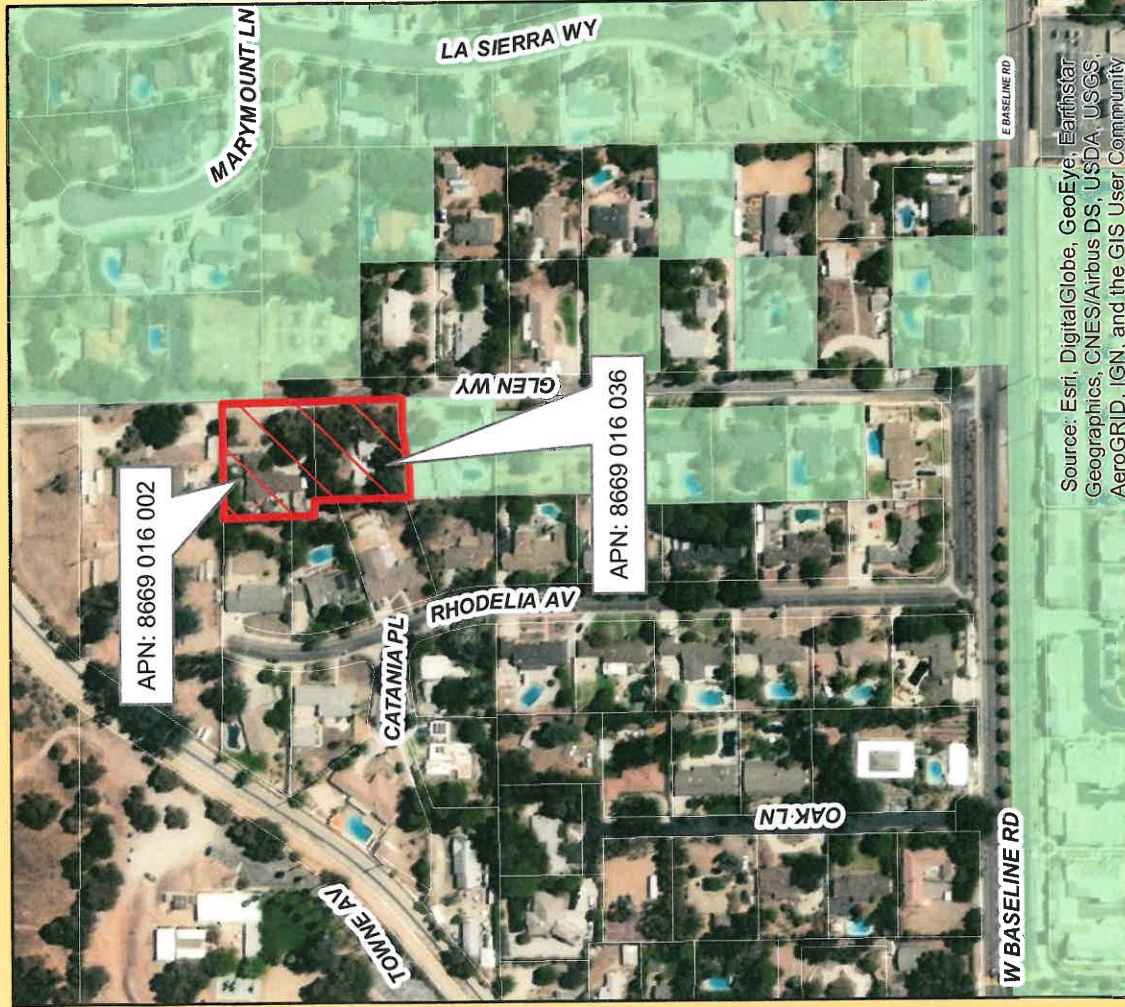
MOTION PASSES: 0/0/0

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

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









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

## Annexation No. 759 to County Sanitation District No. 21



### Legend

-  CSD Annexation 21-759
-  Los Angeles County Sanitation District No. 21
-  County Unincorporated
-  Sphere of Influence, CSD 21

**Staff Report**  
***REVISED March 5, 2020***

**March 11, 2020**

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

**Proposed Draft Budget for Fiscal Year 2020-21**

**Background**

Government Code Section 56381 requires the Commission to adopt a proposed budget by May 1<sup>st</sup> and a final budget by June 15<sup>th</sup> of each year. The Commission is further required to hold a noticed public hearing for both the proposed and final budget, and to distribute copies of the proposed and final budget to the County of Los Angeles, the City of Los Angeles, the eighty-seven (87) other cities in Los Angeles County, and the fifty-one (51) independent special districts in Los Angeles County.

**Proposed Draft Budget**

The Adopted Final Budget for Fiscal Year (FY) 2019-20 is \$1,625,603. The Proposed Draft Budget for FY 2020-21 projects total appropriations of \$1,658,753. This represents an increase of \$33,150 (approximately 2%) over the Fiscal Year 2019-20 Budget. Staff also projects FY 2020-21 revenues of \$119,500, which represent an increase of \$33,150 (approximately 38%).

Significant expenditure increases are generally outside of the Commission's control, and they are described in greater detail below.

**Proposed Assessments**

The Proposed Draft Budget for FY 2020-21 anticipates that the assessments will not be increased over the FY 2019-20 Budget for the County of Los Angeles, the City of Los Angeles, the other eighty-seven (87) cities, and the fifty-one (51) independent special districts. (Note: The Auditor-Controller divides the LAFCO allocation (total assessments) for the cities and the special districts based upon their most recent revenue reports to the State Controller's Office; for this reason, an individual city or district's LAFCO assessment may be adjusted slightly next fiscal year compared to the current fiscal year.)

**Expenditures**

Employee Salaries (50001): An increase is included to account for cost of living increases and a small contingency.

Employer Paid Pension Contributions (50015): LAFCO employees belong to the Los Angeles County Employee Retirement Association (LACERA). As a LACERA participatory agency, LAFCO is subject to employer paid pension contribution rate increases. In accordance with LACERA's valuation reports, LACERA employer contribution rates were increased by approximately one percent (1%). The rate increases caused the cost of employer paid pension contributions to increase.



**Expenditures (continued)**

Insurance (50019): This account includes health, disability and life insurance, and is subject to increases outside of the Commission's control. The proposed budget accounts for coverage for the recent new hire and the remaining staff, causing an increase in medical coverage.

Payroll Taxes (50020): This account was increased to more accurately reflect projected FY 2019-20 expenses and FY 2020-21 salaries.

Other Post-Employment Benefits (OPEB) – Existing Retirees (50022): The FY 2019-20 budget included estimates for a former LAFCO employee who retired in FY 2019-20, at which time she became eligible for post-employment benefits. Estimates during the budget development process were used for the FY 2019-20 Budget. The actual amount of post-employment benefits for this retiree were less than what was originally estimated. The proposed budget for FY 2020-21 reflects the amount of the actual OPEB invoices for the current fiscal year (FY 2019-20).

LACERA OPEB Administrative Costs (50022.2): This budget line-item has been added to account for the estimated administrative fee quoted by LACERA for managing existing retiree health benefits.

Rent (50025): The proposed budget reflects a scheduled rent increase for LAFCO's ten-year lease executed in 2011, and an increase to common area maintenance (CAM) fees of approximately three-percent (3%). Negotiations for a new office lease will commence in Fiscal Year 2020-21.

Computer Software (50029): This category includes expenditures for Environmental Systems Research Institute (ESRI) software (the Geographic Information Systems (GIS) software used to produce staff report/agency maps expenditures) as well as other operating software (Microsoft Office and Adobe Acrobat).

Agency Membership Dues (50033): The California Association of Local Agency Formation Commissions (CALAFCO) recently increased membership fees for all fifty-eight (58) LAFCOs in California. The \$844 increase in agency membership dues reflects the increased dues which LA LAFCO will pay to CALAFCO in FY 2020-21 versus the dues paid to CALAFCO in FY 2019-20.

Various Vendors (50061): The proposed budget reflects projected year end expenditures for FY 2019-20 for monthly services such as off-site storage of LAFCO records, office maintenance services, and access to landowner data.

Miscellaneous-Others (50065): This account includes charges by the County of Los Angeles for the use of the Board of Supervisors hearing room, County services such as assessor fees, monthly bank charges, and other miscellaneous charges. The proposed budget reflects projected year end costs for FY 2019-20.

### **Expenditures (continued)**

Computer-Copier-Misc Equipment (50067): This account is used to replace computer equipment such as monitors, printers, and keyboards. These types of replacements are rare; however, when they do occur, the costs are generally higher than the placeholder amount included in the FY 2019-20 budget. The proposed budget therefore includes a larger amount that could replace multiple items, or one large item, as needed.

Legal services (50076): In the prior two fiscal years, County Counsel assigned to LAFCO changed three times and new counsel had to manage LAFCO's need for additional legal services associated with controversial proposals. The FY 2020-21 budget includes an estimate for legal services, more consistent with projected year end charges.

Accounting & Bookkeeping (50077): In FY 2019-20 LAFCO's bookkeeper was employed by LAFCO's accounting (Certified Public Accountant, or CPA) firm. A larger accounting firm recently acquired the CPA's firm. The bookkeeper chose to remain as an independent vendor, with a lower billing rate. The proposed budget reflects anticipated cost savings to LAFCO of \$5,000 for FY 2020-21.

Audit/Financial Statements (50077.2): Upon the completion of a four-year contract for outside auditing services, the Commission exercised its option to extend the contract for an additional year, FY 2019-20.

Contract Services (50078): This account is used for general miscellaneous services. The FY 2019-20 budget included one-time costs (\$18,000) to redesign the LAFCO website, as approved in advance by the Commission. The proposed FY 2020-21 budget includes a placeholder of approximately \$12,000 for outside contract services. Funds in this account would allow the Commission to undergo a formal bidding process to comply with Governmental Accounting Standards Board (GASB) requirements related to actuarial valuation reports. The Commission will be asked to hire a consultant to prepare an actuarial valuation report of its OPEB Obligations. The selection of an actuarial firm will be subject to the Commission's approval.

Municipal Service Reviews (MSRs) (50081): LAFCO prepares draft MSRs in-house, using existing staff resources, or by retaining outside consulting firms. Given that LAFCO is preparing four separate MSRs in FY 2019-20 using outside consulting firms, LAFCO is expending significantly more funds in this budget category in FY 2019-2020 than in prior fiscal years. In FY 2020-21, staff anticipates utilizing fewer outside consultants to prepare draft MSRs. For this reason, the proposed budget anticipates spending approximately forty-percent (40%) less in the upcoming fiscal year. Staff notes that the Commission's adopted Procurement Policy requires advance Commission approval before awarding consulting contracts for MSRs.

### **OPEB Liability**

OPEB Liability – Reserves (20020): Staff recommends that the Commission resume funding the Commission's OPEB liability. The proposed budget reflects an allocation of



### **OPEB Liability (continued)**

a \$100,000 to transfer to the Commission's trust fund, the California Public Employees Retirement System (CalPERS)—California Employees Retiree Benefit Trust (CERBT). (The Commission allocated funds to OPEB Reserve beginning in FY 2013-2014 through FY 2018-19. During FY 2019-20 budget deliberations, the Commission chose not to allocate funds to OPEB Reserves, and instead allocated additional funding resources for consulting costs for MSRs.)

### **Revenues**

Filing Fees (40005): Since filing fees are dependent on the actions of third parties, anticipating filing fee revenue is the most difficult projection in the annual budget. The figure included in the FY 2020-21 Proposed Draft Budget includes a modest amount, indicative of projected year end revenues for FY 2019-20.

Processing Fees (40006): This account is used for the reimbursement of extraordinary noticing charges and the County Assessor's parcel fees.

Interest Income (40008): Although staff anticipates approximately \$20,000 in interest income in FY 2019-20, staff recommends a proposed budget of \$15,000 for FY 2020-21. Staff expects less interest income due to declining interest rates.

### **Local Agency Apportionment**

LAFCO's annual apportionment is the assessments upon the County of Los Angeles, the City of Los Angeles, the other eighty-seven (87) cities, and the independent special districts within the County of Los Angeles. These assessments will not be increased over the FY 2019-20 Budget for the County of Los Angeles, the City of Los Angeles, the other eighty-seven (87) cities, and the fifty-one (51) independent special districts.

Staff notes that these assessment projections are based on the reported budgets for cities and independent special districts; the actual assessments are calculated annually by the Los Angeles County Auditor-Controller, and may therefore be slightly different.

### **Staff Recommendation:**

1. Open the budget hearing, receive public comments, and close the budget hearing;
2. Approve the attached Proposed Draft Budget for Fiscal Year 2020-21;
3. Pursuant to Government Code Section 56381, direct staff to forward the Proposed Budget for Fiscal Year 2020-21 to the County of Los Angeles, as well as the 88 cities and 51 independent special districts in Los Angeles County, for their comment; and
4. Set April 8, 2020, for hearing on adoption of the Recommended Final Budget for Fiscal Year 2020-21.

Enclosure: Proposed Draft Budget for Fiscal Year 2020-21 Spreadsheet

## 7.a. PROPOSED DRAFT BUDGET FOR FISCAL YEAR 2020-21

ACCT. #	ACCOUNT NAME	ADOPTED FINAL BUDGET 2019-20	PROJECTED YEAR END (PYE) 2019-20	PROPOSED DRAFT BUDGET 2020-21	\$ Variance From FY 2019-20 Adopted	PYE % Variance From FY 2019-20 Adopted
		A	B	C	D	E
<b>EXPENSES</b>						
<b>50000</b>	<b>Salaries and Employee Benefits</b>					
50001	Employee Salaries	\$ 651,203	\$ 636,178	\$ 691,477	\$ 40,274	6.2%
50015	Employer Paid Pension Contribution	121,000	121,000	131,832	10,832	9.0%
50016	Accrued vacation and sick cashout	10,000	10,000	10,000	-	0.0%
50017	Commissioner Stipends	20,000	20,000	20,000	-	0.0%
50018	Worker's Compensation Insurance	9,500	9,500	9,500	-	0.0%
50019	Insurance (Health, Disability, Life)	126,000	126,000	138,000	12,000	9.5%
50020	Payroll Taxes	10,900	13,000	13,000	2,100	19.3%
50022	OPEB - Existing Retirees	27,000	23,100	23,000	(4,000)	-14.8%
50022.2	LACERA OPEB Administratrion Costs	\$ 20,000	\$ 20,000	\$ 20,000	\$ -	0.0%
	<b>Total Salaries &amp; Employee Benefits</b>	\$ 995,603	\$ 978,778	\$ 1,056,809	\$ 61,206	6.1%
<b>50000A</b>	<b>Office Expense</b>					
50025	Rent	\$ 108,700	\$ 110,000	\$ 112,300	\$ 3,600	3.3%
50026	Communications	10,000	10,000	10,000	-	0.0%
50027	Supplies	7,400	7,400	7,400	-	0.0%
50029	Computer Software	6,200	6,200	6,200	-	0.0%
50030	Equipment lease	6,500	6,500	6,500	-	0.0%
50031	Employee & Guest Parking Fees	9,200	9,200	9,200	-	0.0%
50032	Property/Liability Insurance	24,000	24,000	24,000	-	0.0%
50033	Agency Membership Dues	13,000	13,000	13,844	844	6.5%
50040	Information Technology/Programming	7,000	7,000	7,000	-	0.0%
50052	Legal Notices	4,000	4,000	4,000	-	0.0%
50054	Postage	4,000	4,000	4,000	-	0.0%
50056	Printing/Copy Charges	4,400	4,400	4,400	-	0.0%
50057	Conferences/Travel - Commissioners	13,000	13,000	13,000	-	0.0%
50058	Conference/Travel - Staff	13,000	13,000	13,000	-	0.0%
50060	Auto Reimbursement	7,000	7,000	7,000	-	0.0%
50061	Various Vendors	8,000	10,000	11,000	3,000	37.5%
50065	Miscellaneous - Other	6,000	6,700	8,000	2,000	33.3%
50067	Computer-Copier-Misc Equipment	500	10,700	2,000	1,500	300.0%
	<b>Total Office Expenses</b>	\$ 251,900	\$ 266,100	\$ 262,844	\$ 10,944	4.3%
<b>50000C</b>	<b>Professional Services</b>					
50076	Legal services	120,000	90,000	80,000	(40,000)	-33.3%
50077	Accounting & Bookkeeping	25,000	20,000	20,000	(5,000)	-20.0%
50077.2	Audit/Financial Statements	7,500	7,500	8,500	(1,000)	13.3%
50077.1	Payroll Service	5,600	5,600	5,600	-	0.0%
50078	Contract Services	20,000	18,000	12,000	(8,000)	-40.0%
50081	Municipal Service Reviews	200,000	321,350	113,000	(87,000)	-43.5%
	<b>Total Professional Services</b>	\$ 378,100	\$ 462,450	\$ 239,100	\$ (139,000)	-36.8%
	<b>TOTAL EXPENDITURES</b>	\$ 1,625,603	\$ 1,707,328	\$ 1,558,753	\$ (66,850)	-4.11%
20020	<b>OPEB Liability - Reserves</b>	\$ -	\$ -	\$ 100,000	\$ 100,000	
	<b>Total Contingencies and Reserves Set Aside</b>	\$ -		\$ 100,000	\$ 100,000	
	<b>Total Appropriations</b>	\$ 1,625,603	\$ 1,707,328	\$ 1,658,753	\$ 33,150	2.0%

**7.a. PROPOSED DRAFT BUDGET FOR FISCAL YEAR 2020-21**

ACCT. #	ACCOUNT NAME	ADOPTED FINAL BUDGET 2019-20	PROJECTED YEAR END (PYE) 2019-20	PROPOSED DRAFT BUDGET 2020-21	\$ Variance From FY 2019-20 Adopted	PYE % Variance From FY 2019-20 Adopted
		A	B	C	D	E
<b>40000</b>	<b>REVENUES</b>					
40005	Filing Fees	\$ 70,000	\$ 193,800	\$ 100,000	30,000	42.9%
40006	Processing Fees	1,000	2,000	4,000	3,000	300.0%
40007	Interest Income	15,000	20,000	15,000	-	0.0%
40008	Other Income	350	350	500	150	42.9%
	<b>Total Revenues</b>	<b>\$ 86,350</b>	<b>\$ 216,150</b>	<b>\$ 119,500</b>	<b>\$ 33,150</b>	<b>38.4%</b>
	<b>NET OPERATING COSTS</b>	<b>\$ 1,539,253</b>	<b>\$ 1,491,178</b>	<b>\$ 1,539,253</b>	<b>\$ -</b>	<b>0.0%</b>
	<b>Local Agency Apportionment</b>	<b>FY 2020-21 Final Budget Estimates*</b>				
40001	City of Los Angeles	236,812	236,812	236,812	-	0.00%
40002	County of Los Angeles	592,021	592,021	592,021	-	0.00%
40003	Other Cities (87)	355,210	355,210	355,210	-	0.00%
40004	Special Districts	355,210	355,210	355,210	-	0.00%
	<b>Total Local Agency Apportionment</b>	<b>\$ 1,539,253</b>	<b>\$ 1,539,253</b>	<b>\$ 1,539,253</b>	<b>\$ -</b>	<b>0.00%</b>

*\*Estimates based on FY 2019-20 Billing. Invoices for FY 2020-21 are generated by the County Auditor Controller's Office.*

## **Staff Report**

### **Proposed Memorandum of Understanding with Ventura LAFCO**

#### **Agenda Item 9.a.**

**March 11, 2020**

**(continued from the February 12, 2020 Commission Meeting)**

Staff is proposing that the Commission enter into a Memorandum of Understanding (MOU) with Ventura LAFCO (copy enclosed) to designate the "principal county" for Sphere of Influence (SOI) amendments for special districts to the LAFCO in the County where the affected territory is located, in compliance with the applicable provisions of the Government Code. Los Angeles LAFCO has previously approved similar MOU agreements with the Orange and San Bernardino LAFCOs.

Under current law, it is the LAFCO for the so-called "principal county" of a special district which processes all requests to amend a Sphere of Influence or annex territory. Section 56066 defines "principal county" as the county which has "all or the greater portion of the entire assessed value . . . of all taxable property within a district." Previously thought to apply only to annexations, a 2006 court case (the "Truckee Decision") determined that the "principal county" provision of State law applies to SOI determinations as well as annexations.

Under existing law, the LAFCO for a "principal county" could expand the SOI and territory of a special district into Los Angeles County, without the approval or consent by Los Angeles County or LA LAFCO. Staff is concerned about this possibility and is supportive of an approach where the responsibility for such applications is shared between the two involved LAFCOs.

To address this issue, and on two prior occasions, the Commission has approved a Memorandum of Understanding (MOU) to exchange principal county status with San Bernardino LAFCO (on October 12, 2011) and with Orange LAFCO (November 9, 2011). For applications where the affected territory is not located within the principal county, the MOU "transfers" the authority to process the SOI amendment to the LAFCO in which the affected territory is located. The "principal county" LAFCO retains the authority to process any annexation requests.

Underlying this MOU approach is a sense that the LAFCO for the county in which the territory is located (the non "principal county" LAFCO) will have a better and more complete understanding of the local service delivery philosophies, land use goals and policies, and what other overlaying special districts within the area are, and is therefore best suited to address any potential duplication of service and other service delivery concerns.

The proposed MOU mirrors the existing language in the existing MOUs with Orange LAFCO and San Bernardino LAFCO; further, the language has been approved as to form by legal

counsel to both LA LAFCO and Ventura LAFCO.

Ventura LAFCO approved the MOU, and authorized its chair to sign the MOU, at its meeting on February 19, 2020.

**Recommended Action:**

1. Authorize the Chair to sign the proposed Memorandum of Understanding with Ventura LAFCO; and
2. Upon execution by a Ventura LAFCO representative, direct staff to post a copy of the MOU to the LAFCO website.

**MEMORANDUM OF UNDERSTANDING  
FOR EXCHANGE OF PRINCIPAL COUNTY  
STATUS FOR SPHERE OF INFLUENCE CHANGES  
LOCAL AGENCY FORMATION COMMISSION FOR VENTURA COUNTY  
AND  
LOCAL AGENCY FORMATION COMMISSION  
FOR THE COUNTY OF LOS ANGELES**

THIS **MEMORANDUM OF UNDERSTANDING** (MOU) IS MADE THIS 19<sup>TH</sup> DAY OF FEBRUARY, 2020 BY AND BETWEEN THE LOCAL AGENCY FORMATION COMMISSION FOR VENTURA COUNTY (hereinafter **Ventura LAFCO**) AND THE LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES (hereinafter **LA LAFCO**).

**RECITALS**

The following recitals are a substantive part of this MOU:

1. In January 2006 in the Third Appellate District of the Court of Appeal for the State of California a decision was rendered, identified commonly as the “Truckee Decision” (*Placer County Local Agency Formation Commission v. Nevada County Local Agency Formation Commission*, 135 Cal. Appl 4<sup>th</sup> 793), which applied the California Government Code Section 56066 definition of “principal county” to determinations for spheres of influence under the provision of Government Code Section 56425 et seq.

2. Principal county is defined in the California Government Code at § 56066 which reads as follows: “Principal county” means the county having the greater portion of the entire assessed value, as shown on the last equalized assessment roll of the county or counties, of all taxable property within a district or districts for which a change of organization or reorganization is proposed.

3. Government Code §§ 56123 and 56124 allow for the transfer of exclusive jurisdiction from the principal county LAFCO to the affected county LAFCO if all of the following occur:

- a. The commission of the principal county approves of having exclusive jurisdiction vested in another affected county;
- b. The commission of the principal county designates the affected county to assume exclusive jurisdiction; and

- c. The commission of the affected county so designated agrees to assume exclusive jurisdiction.

4. The LA LAFCO and Ventura LAFCO have jurisdiction over numerous entities which abut, and in certain instances cross over, county boundary lines. Both LA LAFCO and Ventura LAFCO agree that the LAFCO of the county within which the affected territory is situated should be the LAFCO that determines the sphere of influence, due to its knowledge of underlying service providers, and affected agencies within and surrounding the entity within the affected county, and understanding of the development standards and vision within the affected county. This MOU is intended to set forth these understandings in a formal manner and to identify that as allowed by Government Code Section 56375(q) the LAFCOs have agreed to transfer authority for processing of sphere of influence applications.

5. This MOU between Ventura LAFCO and LA LAFCO is to establish the terms and conditions for the vesting of exclusive jurisdiction in the matters of sphere of influence determinations to the Commission of the affected county from the Commission of the principal county.

**NOW, THEREFORE, IN CONSIDERATION OF THE COVENANTS, CONDITIONS AND PROMISES CONTAINED HEREIN, THE PARTIES AGREE AS FOLLOWS:**

1. Sphere of Influence Transfer Determinations

- a. When a proposal is contemplated to extend a special district's sphere of influence into the adjacent county, or expand or reduce a sphere of influence that is already located in the adjacent county, the LA LAFCO or Ventura LAFCO acting as principal county does hereby approve the transfer of exclusive jurisdiction for those determinations to the affected county;
- b. The transfers shall be to the affected county within which the affected territory considered for sphere of influence extension, expansion or reduction lies; and
- c. Acting as the affected County, the LA LAFCO or Ventura LAFCO agrees to assume the exclusive jurisdiction for sphere of influence determinations within its respective county territory.

2. Term of MOU

The term of this MOU shall commence upon execution of this agreement by both LAFCOs and shall remain in effect until specific action is taken to terminate it in its entirety or to modify the MOU. This MOU constitutes the entire agreement and understanding between the parties with respect to the subject matter hereof and is executed without reliance upon any representations or promises not contained herein.

3. Responsibilities for Complying with Transfer of Exclusive Jurisdiction

Each LAFCO shall advise applicant(s) seeking the extension of a sphere of influence into the adjacent county, or the expansion or reduction of a sphere of influence already located in the adjacent county, of a special district for which it is designated "principal county" that the applicant(s) shall submit said request to the affected county LAFCO. The application requirements, including fees and processing costs, of the LAFCO vested with exclusive jurisdiction shall apply. The LAFCO with exclusive jurisdiction shall include the principal county LAFCO in all notices, provision of staff reports, and resolutions related to the sphere of influence consideration process. Nothing in this MOU shall be construed to limit in any way the provision of state law governing the consideration process for a sphere of influence change.

4. Compliance with Government Code Section 56430

The policies and procedures of the LAFCO vested with exclusive jurisdiction by this MOU shall apply to the processing of any sphere of influence change with regards to Government Code Section 56430. Nothing in this section precludes the LAFCO vested with exclusive jurisdiction from using the service review data and/or determinations prepared by the principal LAFCO for the affected local agency.

5. Modification

This MOU constitutes the entire agreement between the parties and supersedes any previous agreements, oral or written. This MOU may be modified only by subsequent mutual written agreement executed by Ventura LAFCO and LA LAFCO and will not be effective until signed by all parties.

6. Termination

This MOU may be terminated by either party by giving a 60-day notice in writing following action of the terminating Commission.



7. California Law

This MOU shall be construed in accordance with the laws of the State of California. Any action commenced about this MOU shall be filed in the Superior Court of the affected County. The MOU shall be construed as though jointly drafted by the parties with the assistance of independent legal counsel.

8. Indemnification

Ventura LAFCO and LA LAFCO each agree to indemnify, defend at its own expense, including attorney's fees, and hold harmless the other party from and against all claims, costs, penalties, causes of action, demands, losses and liability of any nature whatsoever, including but not limited to liability for bodily injury, sickness, disease or death, property damage (including loss of use) or violation of law, caused by or arising out of or related to any negligent act or willful misconduct of the party, its officers or employees or any other agent acting pursuant to its control and performing under this MOU.

9. Notices

All notices shall be personally delivered or mailed, via first-class mail to the below listed addresses:

(a) Local Agency Formation Commission for the County of Los Angeles  
80 South Lake Avenue, Suite 870  
Pasadena, CA 91101  
Attn: Paul A. Novak, AICP  
Executive Officer

(b) Ventura Local Agency Formation Commission  
801 S. Victoria Avenue, Suite 301  
Ventura, CA 93003  
Attn: Kai Luoma, AICP  
Executive Officer

10. Preservation of Agreement

Should a provision of this MOU be found invalid or unenforceable, the decision shall affect only the provision interpreted, and all remaining provisions shall remain enforceable.

IN WITNESS WHEREOF, these parties have executed this MOU on the day and year shown above.

APPROVED AS TO FORM:

LOCAL AGENCY FORMATION COMMISSION  
FOR VENTURA COUNTY

LEROY SMITH  
County Counsel  
County of Ventura

By \_\_\_\_\_  
MICHAEL G. WALKER,  
Chief Assistant County Counsel  
Attorney for Ventura Local Agency  
Formation Commission

By \_\_\_\_\_  
CARMEN RAMIREZ  
CHAIR

APPROVED AS TO FORM:

LOCAL AGENCY FORMATION COMMISSION  
FOR THE COUNTY OF LOS ANGELES

MARY C. WICKHAM  
County Counsel  
County of Los Angeles

By \_\_\_\_\_  
Deputy

By \_\_\_\_\_  
JERRY GLADBACH  
CHAIR

## **Staff Report**

**March 11, 2020**

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

#### **Appointment of the Alternate Public Member**

At your November 13, 2019 Meeting—and after a lengthy recruitment, outreach, and evaluation process, as well as Commission interviews of five finalists—the Commission voted to appoint David Lesser as the new Alternate Public Member. Commissioner Lesser was appointed to fill the unexpired term of former Alternate Public Member Greig Smith.

Commissioner Lesser's term will expire on May 4, 2020, or until he is re-appointed or the Commission appoints a successor, consistent with Government Code Section 56334.

Staff recommends that the Chair entertain a motion (or motions) from the Commission to:

- Re-appoint David Lesser to the position of Public Member for the term which expires on May 6, 2024;

**or**

- Provide alternate direction to staff.

## **Staff Report**

**March 11, 2020**

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

#### **Other Post-Employment Benefits (OPEB) Trust Fund Status Report and Authorization of Request for Proposals for an Alternative Measurement Method Actuarial Valuation Report**

**Background:** According to the Government Accounting Standards Board (GASB), accounting standards for public sector Other Post-Employment Benefits (OPEB) programs (GASB No. 75—June 2015), public agencies participating in an OPEB program are required to report their full estimated and accrued OPEB liability obligations within the agency's audited financial statements.

To comply with the GASB standards, the Commission has identified its accrued net OPEB liability obligations within its annual financial statements. The accrued OPEB liability obligation consists of the present-value of estimated anticipated healthcare costs for current LAFCO retirees and future LAFCO retirees. Since this liability has been identified, the Commission has earmarked funds to offset its liability. Since Fiscal Year (FY) 2013-14, the Commission has designated a total of \$500,000 for its OPEB liability.

In May of 2018, the Commission selected the California Public Employees Retirement System (CalPERS)—California Employees Retiree Benefit Trust (CERBT) Fund Division as its Other Post-Employment Benefit (OPEB) Fund Administrator. In June of 2018, \$200,000 of the earmarked funds were transferred to the CERBT fund. As of the December 31, 2019, CERBT quarterly statement, the Commission's CERBT fund balance was \$227,286.

Prior to transferring additional funds into the CERBT fund, LAFCO is required to prepare a current OPEB valuation report or an Alternative Measurement Method (AMM) actuarial valuation report to determine the Commission's financial liability and ongoing annual costs for OPEB. The most recent Actuarial Valuation performed for LAFCO by LACERA had a reporting date of June 30, 2017. A new report for June 30, 2018 is required to be prepared, however, LACERA will no longer be providing a report specific to the LAFCO share of its OPEB liability, and therefore an independent actuary must be selected by LAFCO. According to the Procurement Policy, LAFCO must undergo a competitive bidding process, prior to the selection of a consulting firm to prepare an AMM actuarial valuation report.

At this time, staff is requesting the Commission direct staff to issue a Request for Proposals (RFPs) for the preparation of an AMM actuarial valuation report to comply with GASB No. 75 requirements.

#### **Recommended Action:**

Staff recommends that the Commission:

1. Receive and file the Other Post-Employment Benefits (OPEB) Trust Fund Status Report.
2. Direct staff to issue a Request for Proposals for a consultant to prepare an Alternate Measurement Method (AMM) Actuarial Valuation Report and return to the Commission with a recommendation for the consultant contract award.

## Staff Report

March 11, 2020

### Agenda Item No. 10.a.

#### Legislative Update

#### Background: CALAFCO Legislative Agenda

At its in December 13, 2019 Meeting, the California Association of Local Agency Formation Commissions (CALAFCO) Board of Directors adopted the following legislative agenda:

1. CALAFCO Funding Bill: AB 1253 is the bill which would establish a program with \$2 million in one-time funding. A similar, predecessor bill passed in the Legislature two years ago, but the bill was vetoed by then-Governor Brown. In last year's legislative session, the bill did not receive approval from the Assembly Appropriations Committee, So Assemblyman Rivas made AB 1253 a two-year bill. **The Board of Directors voted not to pursue the bill any further.**
2. Bill Concerning Government Code § 56133: Government Code § 56133 prohibits a city or special district from providing service outside their jurisdictional boundary without first securing LAFCO approval. Subsection "e" of Government Code § 56133 provides for certain defined exemptions. Many commissions—including LA LAFCO—have adopted policies which require that a city or district secure LAFCO approval in advance before utilizing one of the exemptions identified in Government Code § 56133(e). In response to a legislative proposal sponsored by eight executive officers, **the Board voted to pursue legislation to require that any proposal of whether proposed service is exempt under Government Code § 56133(e) would be subject to advance approval from LAFCO.** CALAFCO circulated a draft bill to all LAFCO executive officers and made several revisions. CALAFCO is currently seeking a sponsor in the Assembly or Senate.
3. Annual Omnibus Bill: Given an anticipated heavy workload, coupled with Internal Revenue restrictions concerning lobbying activity, the **Board decided not to pursue an Omnibus Bill this year.**

The retirement announcement from CALAFCO Executive Officer Pamela Miller presents additional challenges for CALAFCO's Legislative Agenda for 2020.

The Executive Officer will provide a verbal update at your meeting, as he is attending CALAFCO's Legislative Committee Meeting on Friday, March 6<sup>th</sup> (after this report was finalized).

#### Staff Recommendation:

1. Receive and file the Legislative Update.

## **Executive Officer Written Report**

### **Agenda Item No. 13.a.**

**March 11, 2020**

The Executive Officer hereby reports the following:

- **CALAFCO Executive Director:** CALAFCO Executive Director Pamela Miller announced her retirement to the Board of Directors at its meeting on February 21, 2020, and to the general membership in an email the following day (see copy, enclosed). Ms. Miller plans to remain in her current position through the CALAFCO Annual Conference in October of 2020. Staff will apprise the Commission as it learns more about the CALAFCO Board's effort to recruit a new Executive Director.
- **Presentation to the Altadena Library District:** On Monday, February 24, 2020, the Executive Officer presented a "LAFCO 101" presentation to the Board of Trustees of the Altadena Library District.
- **Panelist at University of California Los Angeles (UCLA) Luskin Center Event:** On Monday, March 2, 2020, the Executive Officer served as a panelist at UCLA on "The Human Right to Water in LA County: A Luskin Innovators Series Event on Progress, Persistent Inequities, and Proposed Solutions." Dr. Gregory Pierce, the Luskin Center for Innovation Associated Director of Research, presented the preliminary findings from his latest study, "Community Water Systems in Los Angeles County: A Performance Policy Guide." There were approximately 120 attendees at the event.

### **Staff Recommendation:**

1. Receive and file the Executive Officer Written Report.

**From:** [pmiller@calafco.org](mailto:pmiller@calafco.org) <[pmiller@calafco.org](mailto:pmiller@calafco.org)>  
**Sent:** Saturday, February 22, 2020 10:57 AM  
**To:** [info@calafco.org](mailto:info@calafco.org)  
**Subject:** [CALAFCO Executive Officer] Important CALAFCO news

Good morning CALAFCO Members.

Over its 49 year history (so far), CALAFCO has seen much growth and transformation, and the Association continues to strive to support the great work of each of you, our member LAFCOs and Associate members. It has been a privilege for me to be a part of that rich history for the past 7 ½ years as the Executive Director.

During yesterday's Board meeting I announced my plan to retire from CALAFCO to pursue on a full-time basis my organizational development and training consulting practice and am now sharing that with you. I will be staying on through the recruitment/hiring/transition of the new Executive Director to ensure a seamless and thorough transition and through the CALAFCO Annual Conference in Monterey this year to do my part to ensure its success. A comprehensive plan was developed yesterday for the recruitment, hiring and transition, and I will be reaching out to CALAFCO's primary Sacramento stakeholders this coming week to share the news. It is important for everyone to know I am committed to completing the many critical projects and issues CALAFCO is working on right now on your behalf.

I want to thank each of you for your support throughout the past 7 ½ years and the opportunity to work with you and your commissions. Your dedication to the work of making our local communities the best they can be has inspired and encouraged me and I am now forever connected to you and that work.

Warmest regards,

*Pamela*

Pamela Miller  
Executive Director  
California Association of Local Agency Formation Commissions  
1020 12<sup>th</sup> Street, Suite 222  
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