

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  
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## MINUTES OF THE LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES LIVE VIRTUAL MEETING

October 14, 2020

Present:

Jerry Gladbach, Chair

Kathryn Barger  
Richard Close  
Donald Dear  
Margaret Finlay  
Gerard McCallum  
John Mirisch  
David Ryu  
Hilda Solis

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

Paul Novak, Executive Officer  
Carole Suzuki, Legal Counsel

Absent:

Sheila Kuehl, Alternate

Vacant:

City of Los Angeles, Alternate Member

## 1 CALL MEETING TO ORDER

The meeting was called to order at 9:01 a.m. as a live virtual Commission meeting, with public comment accepted via email or phone through the conclusion of public testimony.

## 2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Gladbach.

## 3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

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

## ANNOUNCEMENTS

Chair Gladbach indicated that the Independent Special District Committee recently appointed Mel Matthews (Vice President and Director of the Foothill Municipal Water District), and welcomed Commissioner Matthews as the new Alternate Special District Member, to fulfill an unexpired four-year term which ends on May 2, 2022.

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

Chair Gladbach indicated that Sandor "Sandy" Winger passed away on Sunday, September 20, 2020. Mr. Winger was LAFCO's Deputy Executive Officer from 2001-2006 and Executive Officer from 2006-2010.

The EO noted that today's meeting was conducted pursuant to the provisions of the Governor's Executive Orders No-25-20 and N-29-20, under the modified laws of the Ralph M. Brown Act for the COVID-19 emergency, as well as the County of Los Angeles "Safer at Home Order for Control of COVID-19." LAFCO's legal counsel reviewed the notifications and agenda and has confirmed that the conduct of the meeting is consistent with State law as modified by the Governor and County orders.

The EO noted that all public hearing notices, and the agenda, clearly stated that interested persons were afforded the opportunity to submit written opposition or comments by email, or via United States mail. For any communications received after the agenda was posted, staff has forwarded copies via e-mail to the Commission. LAFCO staff continued to monitor e-mail and comments received during the meeting and prior to the conclusion of each hearing item were read to the Commission.

## 4 PUBLIC COMMENT / SWEARING-IN OF SPEAKER(S)

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

The EO called on members of the public to provide comment (None).

[Commissioner Ryu arrived at 9:08 a.m.]

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 September 9, 2020.
- b. Approved Operating Account Check Register for the month of September 2020.
- c. Received and filed update on Pending Proposals.
- d. Adopted Resolution of the Local Agency Formation Commission for the County of Los Angeles Making Determinations Adopting the MSR No. 2020-07 – Municipal Service Review and Sphere of Influence Update for the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village; and Approved final, revised Sphere of Influence Maps for the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village; Resolution No. 2020-19RMD.

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

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 – Quarterly Update.

The EO summarized the staff report concerning this item.

The Commission took the following action:

- Received and filed the Sativa County Water District Status Report.

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

## 9 OTHER ITEMS

The following item was called up for consideration:

- b. Sativa Water System: County of Los Angeles Request to Extend the Interim Operating Period; Staff Recommendation to Modify Reporting Requirements and Support the County's Efforts to Assign Sativa to a Long-Term Water Provider; and California Environmental Quality Act (CEQA) determinations.

The EO summarized the staff report concerning this item.

The Commission took the following actions:

- Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, extending the interim operating for the County of Los Angeles for one (1) year relative to the Sativa Water System; Resolution No. 2020-20RMD;
- Modified the County's reporting to the Commission to require annual reporting, at minimum, and reporting of any information of significance concerning Sativa, from the County; and
- Endorsed actions approved or recommended by the Los Angeles County Board of Supervisors related to any application submitted by the County to the California Public Utilities Commission for a new long-term service provider.

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

## 9 OTHER ITEMS

The following item was called up for consideration:

- c. Potential Cancellation of the December 9, 2020 Meeting.

The EO summarized the staff report concerning this item.

The Commission took the following actions:

- Canceled the December 9, 2020 Commission Meeting; and
- Directed the Executive Officer to send notice via the LAFCO e-mail alert notification system and post notice on the LAFCO website.

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

## 9 OTHER ITEMS

The following item was called up for consideration:

- d. Annual Election of Officers.

The EO summarized the staff report concerning this item.

The Commission took the following actions:

- Nominated and elected Commissioner Gladbach to serve as LAFCO Chair for a term of one (1) year and until the election of a successor;
- Nominated and elected Commissioner Dear to serve as LAFCO First Vice-Chair for a term of one (1) year and until the election of a successor; and

- Nominated and elected Commissioner McCallum to serve as LAFCO Second Vice-Chair for a term of one (1) year and until the election of a successor.

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

## 10 LEGISLATION

None.

## 11 MISCELLANEOUS CORRESPONDENCE

None.

## 12 COMMISSIONERS' REPORT

None.

## 13 EXECUTIVE OFFICER'S REPORT

- a. Written Update.
- b. Verbal Update.

The EO indicated that staff sent a condolence card to Mr. Winger's wife, Phyllis, on behalf of the Commission, legal counsel, and staff.

The Commission took the following actions:

- Received and filed the Written Update and Verbal Update from the Executive Officer.

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

## 14 FUTURE MEETINGS

November 18, 2020 (Special Meeting)  
December 09, 2020 (Cancelled)

January 13, 2021


15 FUTURE AGENDA ITEMS

None.

16 ADJOURNMENT MOTION

On motion by Barger, seconded by Commissioner Dear, in memory of Sandor “Sandy” Winger, the live virtual meeting was adjourned at 9:22 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Novak', with a stylized, flowing script.

Paul Novak, AICP  
Executive Officer

RESOLUTION NO. 2020-19RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS ADOPTING  
THE “MSR NO. 2020-07  
MUNICIPAL SERVICE REVIEW AND THE SPHERE OF INFLUENCE UPDATE FOR THE CITIES  
OF AGOURA HILLS, CALABASAS, HIDDEN HILLS, AND WESTLAKE VILLAGE”

WHEREAS, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), provides that a Local Agency Formation (LAFCO) shall develop and determine a Sphere of Influence (SOI) for each special district (Government Code Section 56425(a)) and that every five years thereafter, the Commission shall, as necessary, review and update each SOI (Government Code Section 56425(g)); and

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; and

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

WHEREAS, the Commission has undertaken the MSR and SOI Update for the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village; and

WHEREAS, this proposed MSR and SOI Update consists of inhabited territory and is assigned the following short-form designation: “MSR No 2020-07—Municipal Service Review and Sphere of Influence Update for the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village;” and



WHEREAS, the Executive Officer has submitted to the Commission “Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village Municipal Service Review and Sphere of Influence Updates Draft Final” including recommendations relative to any potential changes to the existing SOI for the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village; and

WHEREAS, the MSR and SOI Update reflects input provided by representatives of the Cities of Agoura Hills, Calabasas, Hidden Hills, Westlake Village, and other stakeholders; and

WHEREAS, the MSR and SOI Updates for the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village contains the determinations required by Section 56430 for the municipal services provided by the cities; and

WHEREAS, the MSR and SOI Updates for the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village contain the determinations required by Section 56425 for the proposed SOIs; and

WHEREAS, maps of the final SOIs of the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village; which reflect the Commissions’ determinations on September 9, 2020; are attached hereto and incorporated by reference herein; and

WHEREAS, the Executive Officer set September 9, 2020, as the hearing date for this MSR and SOI update, and gave notice of public hearing pursuant to Government Code Section 56427, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on August 13, 2020; and

WHEREAS, on September 9, 2020, after being duly and properly noticed, this proposal came on for hearing, at which time this Commission heard and received all oral and written testimony, objections, and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer; and

WHEREAS, for the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village, 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 no DUCs exist within or adjacent to the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village, nor within or adjacent to their Spheres of Influence; and

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 did not recommend reorganization of the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village; and

WHEREAS, the September 9, 2020 action consists of the adoption of the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village Municipal Service Review and Sphere of Influence Updates Draft Final; and

WHEREAS, the Commission has carefully considered the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village Municipal Service Review and Sphere of

Influence Updates; the Executive Officer's written report, including all draft determinations required by Government Code Sections 56425 and 56430; the written testimony submitted in advance of the public hearing; the written testimony submitted during the public hearing; and the oral testimony presented at the public hearing on September 9, 2020; and

WHEREAS, the Commission approved the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village Municipal Service Review and Sphere of Influence Updates at the public hearing on September 9, 2020; and

WHEREAS, the Commission approved the following actions and amendments regarding the Spheres of Influence of the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village: add Areas L, M, N, O, and P to the City of Agoura Hills SOI ; remove the portion of Area A currently within the existing Hidden Hills SOI, and place Area A outside the boundaries of any City's SOI; keep Area B and Area C within the City of Hidden Hills SOI, to remain there for a period of three years, during which time the City of Hidden Hills shall amend its General Plan to address Areas B and C, and further, if the City fails to do so, Areas B and C will automatically be removed from the City of Hidden Hills SOI; remove Area D from the City of Hidden Hills SOI and place Area D within the City of Calabasas SOI, consistent with a pending proposal before LAFCO to annex Area D to the City of Calabasas, and by agreement of the Cities of Calabasas and Hidden Hills; keep Areas E and F within the Hidden Hills SOI, consistent with a pending proposal before LAFCO to annex Area D to the City of Calabasas and concurrently annex

Areas E and F to the City of Hidden Hills, and by agreement of the Cities of Calabasas and Hidden Hills; place Areas G, H, and J within the City of Calabasas SOI; reconfirm the existing SOI, which is a Coterminous SOI, for the City of Westlake Village; and place all of Areas A, I, K, and Q outside the boundaries of any City's SOI; and

WHEREAS, the Commission determined that it is not appropriate to adopt an Area of Concern for Area I.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. At the public hearing on September 9, 2020, the Commission found that MSR No. 2020-07 Municipal Service Review and Sphere of Influence Updates for the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village are exempt from the provisions of the California Environmental Quality Act (CEQA) because it can be seen with certainty that there is no possibility that the update of the Spheres of Influence of the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village will have a significant effect on the environment pursuant to State CEQA Guidelines Section 15061(b)(3). The Commission found that the preparation and adoption of a Municipal Service Review and Sphere of Influence Update is also statutorily exempt from the provisions of the CEQA pursuant to State CEQA Guidelines Section 15262 as a feasibility and planning study for possible future action. In the alternative, the Commission found that these actions are not a project for the purposes of CEQA because they are an organizational activity of government with no direct or indirect effects on the physical environment and

therefore is excluded from the definition of a project, pursuant to § 15378(b) of the State CEQA Guidelines. The Commission made CEQA determinations appropriate to each Area identified in the MSR and SOI Update, determining that each identified Area was subject to the exemptions in the State CEQA Guidelines §§ 15061(b)(3) and/or 15626.

2. The Commission adopted the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village Municipal Service Review, as prepared by Policy Consulting Associates, LLC and Berkson Associates, and determined the final Sphere of Influence Updates
3. The Commission determined that the Sphere of Influence of for the City of Agoura Hills is amended to include Areas L, M, N, O, and P.
4. The Commission determined that the Sphere of Influence of for the City of Calabasas is amended to include Areas D, G, H, and J.
5. The Commission determined that the Sphere of Influence for the City of Hidden Hills is amended to exclude Areas A and D; Areas B and C will remain within the City of Hidden Hills for a period of three years, during which time the City shall amend its General Plan to address Areas B and C, and, further, if the City fails to do so, Areas B and C will automatically be removed from the City of Hidden Hills SOI. Areas E and F remain within the SOI of the City of Hidden Hills.
6. The Commission reconfirmed the Westlake Village SOI, which is a Coterminous SOI.

7. The Commission determined that Areas A, I, K, and Q shall be outside the SOI of any city.
8. The Commission determined that it is not appropriate to adopt an “Area of Concern” for Area I at the present time.
9. The Commission made the following determinations in accordance with Government Code Section 56425(e):

City of Agoura Hills:

A. Present and Planned Land Uses in the Area:

Like most cities, the City of Agoura Hills consists of a variety of land uses; however, predominant uses are residential, open space, and commercial. No areas within the City are classified as agricultural uses.

Vacant property within the city limits with space for new residential units is limited.

Additionally, there are minimal opportunities for new growth outside of the city limits due to topography, preserved open space and recreation lands, and neighboring county/city limits.

The southwestern portion of the City (generally south of Agoura Road and east of Kanaan Road with exceptions) is entirely designated as “Planned Development District” for which the Agoura Village Specific Plan and Ladyface Mountain Specific Plan apply.

Areas M, N, and O, which are proposed for inclusion in the City’s SOI, are generally built out residential subdivisions, with limited open space and light agricultural uses. There are no plans on the part of Agoura Hills to change land uses in the developed areas (Areas M, N, and O) if annexed.

Area L, which is proposed for inclusion in the City’s SOI, is uninhabited and designated for open space uses to the north of Cheseboro Road and light agricultural uses to the south. While there were plans for development south of Cheseboro Road, those plans have since ceased due to purchase of the property for preservation by the Santa Monica Mountains Conservancy. The City does not propose any

changes of land use for the areas designated as open space within Area L.

Area P is proposed for inclusion in the City's SOI. The County of Los Angeles approved a tract map for Area P, which is privately owned, so future development is possible. There is no change in land use, however, resulting from the proposed expanded Sphere of Influence.

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

Based on demand indicators, there is existing demand for all municipal services offered by Agoura Hills. There will be a continued need for these services and related infrastructure based on existing demand, as well as anticipated growth-related demand within the city limits and associated with any annexations.

Within the city limits, growth is most likely in the Agoura Specific Plan Area, where plans for service extension will be necessary in conjunction with development applications to ensure adequate infrastructure is in place and service capacity is sufficient to provide a level of service similar to other areas within the city limits.

In the areas proposed for inclusion in the SOI, municipal service infrastructure, including water, wastewater, streets, and public safety stations already exist to serve the areas. Additionally, many of the City's contract agencies already serve the developed areas, which indicates the ability and willingness to provide continued services to the areas.

C. Present Capacity of Public Facilities and Services:

Municipal services offered directly by Agoura Hills' staff are limited to planning, building & safety, recreation, and stormwater/drainage. All other services are provided by contract with a private or public provider or by responsibility of another public agency.

Where contract services are provided, the City indicated that it receives regular use reports from the contracting agency, and there are generally no concerns about the present level or capacity of contract services offered. The level of services provided are reviewed regularly upon contract renewal.

There were no capacity concerns of note identified over the course of this review related to city municipal services. The City and contract agencies appropriately conduct assessments and planning to address infrastructure needs associated with capacity concerns. It is assumed that, given the minimal opportunities for growth within and adjacent to Agoura Hills, the City will continue to have sufficient capacity to serve future anticipated growth.

City management methods appear to generally meet accepted best management practices. The City prepares a budget before the beginning of each FY, has a detailed Capital Improvement Program, conducts periodic financial audits, maintains relatively current transparent financial records, regularly evaluates rates and fees, tracks employee and department workload, and has established a process to address complaints.

D. Social or Economic communities of interest:

The Santa Monica Mountains Conservancy (SMMC) is an economic community of interest with an aim preserving open space in the region and surrounding the City of Agoura Hills. Purchase of property neighboring the city limits has constrained potential growth, thus precluding City expansion in these areas.

The residents in the developed Areas M, N, and O are divided communities of interest that are separated from the other subdivisions in the area due to their exclusion from an incorporated area and related levels of service granted to residents (i.e., recreation services).

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:

No disadvantaged unincorporated communities exist within or adjacent to the City's boundary or SOI.

City of Calabasas:

A. Present and Planned Land Uses in the Area:

Like most cities, the City of Calabasas consists of a variety of land uses; however, predominant uses are residential and open space. No areas within the City are classified as agricultural uses.



Growth within Calabasas is constrained by topography, environmental constraints, and community preferences.

Areas D and H, which are proposed for inclusion in the City's SOI, have a variety of land uses. However, with the exception of Area D, the City is not proposing to change land uses if annexed.

Areas G and J, which are proposed for inclusion in the City's SOI, are both built out and do not have any open space or agricultural uses.

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

Based on demand indicators, there is existing demand for all municipal services offered by Calabasas. There will be a continued need for these services and related infrastructure based on existing demand, as well as anticipated growth-related demand within the city limits and associated with any annexations.

In many areas proposed for inclusion in the SOI, municipal service infrastructure, including water, wastewater, streets, and public safety stations already exist to serve the areas.

Additionally, many of the City's contract agencies already serve the developed areas, which indicates the ability and willingness to provide continued services to the areas. The City will need to assess how services will be offered within Area D to meet demand associated with the new development.

C. Present Capacity of Public Facilities and Services:

Municipal services offered directly by Calabasas' staff are limited to recreation, park and landscape maintenance, library, planning, building & safety, street maintenance, and stormwater/drainage. All other services are provided by contract with a private or public provider or by responsibility of another public agency.

Where contract services are provided, the City indicated that it receives regular use reports from the contracting agency, and there are generally no concerns about the present level or capacity of contract services offered. The level of services provided are reviewed regularly upon contract renewal.

The City's streets were identified as being in "fair" condition on average during its 2017 review. In order to prevent the pavement condition from further deteriorating, the City must commit at least \$1 million annually to its streets. Additionally, the City recognized a need for additional community park and open space acreage to meet identified standards. No further significant infrastructure deficiencies were identified for other municipal services offered by the City.

There were no capacity concerns of note identified over the course of this review related to city municipal services. The City and contract agencies appropriately conduct assessments and planning to address infrastructure needs associated with capacity concerns and project related growth.

City management methods appear to generally meet accepted best management practices. The City prepares a budget before the beginning of each FY, has a detailed Capital Improvement Program, conducts periodic financial audits, maintains relatively current transparent financial records, regularly evaluates rates and fees, tracks employee and department workload, and has established a process to address complaints.

D. Social or Economic communities of interest:

The Santa Monica Mountains Conservancy is an economic community of interest with an aim of preserving open space in the region and surrounding the City of Calabasas.

The businesses in Area J are considered an economic community of interest, that is divided from other businesses along Agoura Road due to their exclusion from the City and related levels of service. Similarly, the Alice C. Stelle Middle School, its staff and students are a community of interest as they are also isolated from the City.

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:

No disadvantaged unincorporated communities exist within or adjacent to the City's boundary or SOI.

City of Hidden Hills:

A. Present and Planned Land Uses in the Area:

The current land uses within City boundaries are largely single-family residential and the City is nearly built-out.

Areas outside City boundaries but within its SOI include open space and single-family residential development to the west and south, and commercial development to the southeast.

The City's GP does not identify planned development in its SOI outside City boundaries.

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

No current or projected service or infrastructure needs were identified within the City's current boundary.

Annexation of territory within the City's current SOI would require expansion of current service contracts to provide a similar level of City service to currently unincorporated areas.

C. Present Capacity of Public Facilities and Services:

No current or projected service or infrastructure needs were identified.

Annexation of territory within the City's current SOI would require expansion of current service contracts, particularly since the annexed area would not be served by the Hidden Hills Community Association that provides certain services within the majority of the current City boundaries.

D. Social or Economic communities of interest:

Hidden Hills is largely a gated community and homeowners association.

Expansion of City boundaries would create two distinct communities of interest and in the case of Area A, would split the community of Mountain View Estates unless the City's SOI is amended consistent with the options described in this MSR.

- 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:  
No disadvantaged unincorporated communities exist within or adjacent to the City's boundary or SOI.

City of Westlake Village:

- A. Present and Planned Land Uses in the Area:  
The current land uses within City boundaries are mix of commercial and residential uses; the City is nearly built-out although opportunities exist for minimal growth through redevelopment.
- B. Present and Probable Need for Public Facilities and Services in the Area:  
No current or projected service or infrastructure needs were identified within the City's current boundary.
- C. Present Capacity of Public Facilities and Services:  
No current or projected service or infrastructure needs were identified.
- D. Social or Economic communities of interest:  
No social or economic communities of interest were identified.
- 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:  
No disadvantaged unincorporated communities exist within or adjacent to the City's boundary or SOI.

10. The affected territory is inhabited and is assigned the following short form

designation: "MSR No. 2020-07—Municipal Service Review and Sphere of Influence Updates for the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village."

11. Maps of the final SOIs of the Cities of Agoura Hills, Calabasas, Hidden Hills, and

Westlake Village; which reflect the Commissions' determinations on September 9, 2020; are attached hereto and incorporated by reference herein.

12. The Executive Officer's staff report of September 9, 2020, and recommendations for adoption of the MSR and adoption of SOI Updates for the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village, are incorporated by reference herein.

13. The Executive Officer is hereby directed to add the words "Amended September 9, 2020" to the official LAFCO SOI maps for the Cities of Agoura Hills, Calabasas, and Hidden Hills.

14. The Executive Officer is hereby directed to add the words "Reconfirmed September 9, 2020" to the official LAFCO SOI map for the City of Westlake Village.

15. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in § 56882 of the Government Code.

16. 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.

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CONFIRMED AND ADOPTED this 14th day of October, 2020.

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

LOCAL AGENCY FORMATION COMMISSION  
FOR THE COUNTY OF LOS ANGELES



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Paul A. Novak, AICP  
Executive Officer

**RESOLUTION NO. 2020-20RMD**

**A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION  
FOR THE COUNTY OF LOS ANGELES MAKING DETERMINATIONS RELATING TO DISSOLUTION  
NO. 2018-09 OF THE SATIVA COUNTY WATER DISTRICT**

BE IT RESOLVED by the Local Agency Formation Commission for the County of Los Angeles (the "Commission"), that;

WHEREAS, the Sativa County Water District ("Sativa" or "District") was incorporated by the State of California Secretary of State on December 30, 1938, under the County Water District Law; and

WHEREAS, the August 2012 Sativa County Water District MSR recommended that the Commission adopt a Zero Sphere of Influence (Zero SOI) and consolidate the District; and

WHEREAS, on May 14, 2014, the Commission adopted the Round 2 MSR and SOI Update and assigned a Zero SOI for the District; and

WHEREAS, the Commission initiated the proposed dissolution of Sativa by adopting a resolution of application pursuant to Government Code § 56375(a)(2)(B) at its meeting of July 11, 2018; and

WHEREAS, on October 31, 2018, the SWRCB appointed Los Angeles County ("County") as the State Administrator for the District, pursuant to § 116687 of the Health and Safety Code; and

WHEREAS, on November 1, 2018, a representative of the County of Los Angeles (County) Department of Public Works staff assumed full administrative, managerial, and financial control of the District, and County representatives have been operating the District from that time to the present; and

WHEREAS, on February 13, 2019, the Commission approved a resolution making determinations approving and ordering Dissolution No. 2018-09 of the Sativa County Water District; and

WHEREAS, Condition No. 9.e. of Dissolution No. 2018-09 designated the County of Los Angeles as the successor agency to the Sativa County Water District, as authorized by Government Code § 56886(m); and

WHEREAS, Condition No. 9.x of Dissolution No. 2018-09 required the County to submit quarterly reports to the Commission concerning its operation of the former Sativa County Water District, until such time as the County negotiated the sale of the Sativa Water System to a long-term service provider, and until such provider secured approval of the California Public Utilities Commission (CPUC);

WHEREAS, Health and Safety Code § 116687(g)(1) defined an interim operating period of one year, for any successor agency designated by the County to assume control of Sativa; and

WHEREAS, legal counsel to the County, and on the County's behalf, has submitted a letter to LAFCO requesting that the Commission extend the interim operating period for an additional one-year period, to March 19, 2021, attached hereto and incorporated herein by reference; and

WHEREAS, the Executive Officer has prepared a staff report and recommendation concerning this request, attached hereto and incorporated herein by reference; and



WHEREAS, the staff report indicates that the County has shown good cause to warrant granting the requested extension, as documented in the letter provided by legal counsel to the County and as identified in the quarterly reports provided by the County to date pursuant to Condition No. 9.x of Dissolution No. 2018-09; and

WHEREAS, the County of Los Angeles has managed, operated, and maintained the Sativa Water System since October 31, 2018 in an effective and responsible manner;

WHEREAS, the County of Los Angeles anticipates a future sale of the Sativa Water System to a long-term service provider; and

WHEREAS, the County of Los Angeles anticipates an agreement with the long-term provider which will include a transition plan, under which the provider would operate and maintain the Sativa Water System, on behalf of the County, in anticipation of a future approval of the sale by the California Public Utility Commission (CPUC).

NOW, THEREFORE, IN CONSIDERATION OF THE FOREGOING, BE IT RESOLVED as follows:

1. This resolution making determinations is made pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, California Government Code § 56000 *et seq.*
2. The Commission finds that the extension of the interim operation period and determinations made herein relating to reporting and support for any County application to the CPUC is not a project for purposes of the California Environmental Quality Act (CEQA) because it is an organizational activity of government with no direct

nor indirect effects on the physical environment, pursuant to § 15378(b) of the State CEQA Guidelines. In the alternative, the Commission finds that the identified activities are exempt from CEQA pursuant to State CEQA Guidelines § 15061, because it can be seen with certainty that there is no possibility of a significant effect on the environment.

3. The Commission hereby approves the request to extend the County of Los Angeles interim operating period for an additional one-year period, subject to the following terms and conditions:
  - a. This extension is retroactive to March 19, 2020.
  - b. This extension is valid from March 19, 2020 to March 19, 2021.
  - c. In-lieu of providing quarterly reports to the Commission, as prescribed by Condition No. 9.x of Dissolution No. 2018-09, and hereby superseding Condition No. 9.x., the County shall provide LAFCO with an annual report on the status of the Sativa Water System no later than March 1, 2021; March 1, 2022; and March 1, 2023; and shall also report any information of significance concerning Sativa, to the Commission; unless the sale is approved by the CPUC prior to March 1, 2023.
  - d. The Commission supports and endorses the "Sale Agreement and Transition Plan" (or equivalent) as approved by the Los Angeles County Board of Supervisors and supports and endorses the County of Los Angeles plan to assign

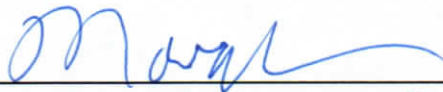
the operation and maintenance of Sativa to the long-term service provider during the CPUC application and review process.

4. As allowed under Government Code § 56107, the Commission hereby authorizes the Executive Officer to make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

PASSED AND ADOPTED this 14<sup>th</sup> Day of October, 2020, by the Commission, by the following vote:

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

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



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**PAUL A. NOVAK, AICP, Executive Officer**