

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

80 South Lake Avenue
Suite 870
Pasadena, CA 91101
Phone: 626/204-6500
Fax: 626/204-6507

www.lalafco.org

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 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", written in a cursive style.

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

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



Paul A. Novak, AICP
Executive Officer