



Local Agency Formation Commission
for the County of Los Angeles

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

LIVE VIRTUAL COMMISSION MEETING

LOCAL AGENCY FORMATION COMMISSION

Wednesday, October 14, 2020
9:00 a.m.

This meeting will be conducted as a virtual meeting with telephone 1-415-655-0001 (Access Code: 145 405 6511) and web access (<https://lacountyboardofsupervisors.webex.com/lacountyboardofsupervisors/onstage/g.php?MTID=e576d7fbfe6d9d1663175b4e9e4ba3730>), pursuant to the provisions of the Governor’s Executive Orders N-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”.

FOR MEMBERS OF THE PUBLIC

TO LISTEN BY TELEPHONE AND PROVIDE PUBLIC COMMENT DIAL:

1-415-655-0001
Access Code: 145-405-6511 (English)

OR TO LISTEN VIA WEB AND PROVIDE COMMENT:

<https://lacountyboardofsupervisors.webex.com/lacountyboardofsupervisors/onstage/g.php?MTID=e576d7fbfe6d9d1663175b4e9e4ba3730>

TO PROVIDE WRITTEN PUBLIC COMMENT:

Any interested person may submit written opposition or comments by email at info@lalafco.org prior to the conclusion of the Commission Meeting or by mail to the LAFCO Office at 80 S. Lake Avenue, Suite 870, Pasadena, CA 91101, no later than 5:00 p.m. on the business day preceding the date set for hearing/proceedings in order to be deemed timely and to be considered by the Commission. Any written opposition and/or comments will be read during the meeting for a maximum of three (3) minutes per comment, per item.

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 www.lalafco.org

1. CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIR GLADBACH

3. DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

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

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.

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

7. PUBLIC HEARING(S)

(None)

8. PROTEST HEARING(S)

(None)

9. OTHER ITEMS

- a. Sativa Water System – Quarterly Update.
- 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) exemption.
- c. Potential Cancellation of the December 9, 2020 Meeting
- d. Annual Election of Officers.

10. **LEGISLATION**

(None)

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**

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

- a. Written Update
- b. Verbal Update

14. **FUTURE MEETINGS**

November 18, 2020	Special meeting, third Wednesday
December 09, 2020	Potentially canceled per Agenda Item No. 9.c.
January 13, 2021	Regular meeting

15. **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.

16. **ADJOURNMENT**

DRAFT

Commission
Jerry Gladbach
Chair

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

September 09, 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

Judith Mitchell, Alternate

Paul Novak, Executive Officer

Carole Suzuki, Legal Counsel

Absent:

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 9:04 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).

ANNOUNCEMENT

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 SWEARING-IN OF SPEAKER(S)

The EO swore in six (6) members of the public.

PUBLIC TESTIMONY

Pamela Miller (Executive Director, California Association of Local Agency Formation Commissions (CALAFCO)) indicated that there will be no in-person nor virtual Annual Conference this year. Additional information will be forthcoming regarding stand-alone virtual sessions and regional roundtables.

[Commissioner Ryu arrived at 9:12 a.m.]

Illece Buckley Weber (Mayor, City of Agoura Hills), Debra Klein Lopez (Councilmember, City

of Agoura Hills), Kerry Kallman (City Manager, City of Hidden Hills), Mark Armbruster (Attorney, Armbruster Goldsmith & Delvac LLP), and Maureen Tamuri (Community Development Director, City of Calabasas) provided public testimony regarding Agenda Item No. 7.a. – MSR No. 2020-07 Municipal Service Review (MSR)/Sphere of Influence (SOI) Update for the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village (MSR/SOI Update).

Ms. Buckley Weber noted that Area P should be included in the SOI for the City of Agoura Hills, consistent with the MSR/SOI Update. Ms. Weber also indicated that Area I should be included within the SOI boundaries of the City of Agoura Hills.

Ms. Lopez also testified that Area I should be included within the SOI boundaries of the City of Agoura Hills, indicating that Area I includes a main vehicular access point utilized by the residents of the City of Agoura Hills, not by residents of the City of Calabasas.

Mr. Kallman requested that Area A be included in the SOI boundaries of the City of Hidden Hills, which will provide an opportunity for the City to consider annexation of the territory at a future date. The City of Hidden Hills disagrees with the staff report assertion that Hidden Hills does not have the capacity to provide services to Area A's residential area. Mr. Kallman indicated that Hidden Hills can provide future services to Area A, noting that the City of Hidden Hills already provides services to the existing gated community within its jurisdictional boundaries.

Mr. Armbruster, representing Cypress Land Company, concurred with the MSR/SOI Update to have Area I remain outside the SOIs of the Cities of Agoura Hills and Calabasas and that if there were to be an SOI update to one of the cities, his client supports the SOI amendment for the City of Calabasas.

Ms. Tamuri indicated that the City of Calabasas supports the Commission's determinations (on page 5) concerning Area A and Area I.

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 August 12, 2020.
- b. Approved Operating Account Check Register for the month of August 2020.
- c. Received and filed update on Pending Proposals.

MOTION: Barger SECOND: Dear APPROVED: 8-0-1
AYES: Barger, Dear, Close, Finlay, McCallum, Mirisch, Ryu, Gladbach
NOES: None.
ABSTAIN: Solis
ABSENT: None.

7 PUBLIC HEARING(S)

The following item was called for consideration:

- a. MSR No. 2020-07 Municipal Service Review (MSR) and Sphere of Influence (SOI) Update for the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village.

The EO summarized the staff report and introduced LAFCO's consultants, Jennifer Stephenson Principal, Policy Consulting Associates) and Richard Berkson (Principal, Berkson Associates), to make a presentation concerning the MSR/SOI Update.

The EO indicated that there was a typographical error on page 16 of the staff report of the recommendation. Within bullet number 5, all references should be to "Area B and C" (in one instance, the report says "Areas A and B"). The EO stated that this will be addressed in all final documents.

The EO indicated that correspondence received after the posting of the agenda was forwarded to all Commissioners via e-mail.

Commissioner Finlay asked if the City of Hidden Hills representatives would consider hiring additional staff to provide services to Mountain View Estates (Area A), if the territory is annexed into the City of Hidden Hills.

Mr. Kallman indicated that the City of Hidden Hills would hire additional staff to accommodate the future potential annexation of Area A if needed. The City of Hidden Hills has various existing contracts which allow for the expansion of its staffing and resources.

After a discussion of Area A, the Commission determined that Area A should be outside the SOIs of the Cities of Calabasas and Hidden Hills, in order to accommodate and encourage additional discussions amongst representatives of the two cities and affected residents.

After a discussion of Area I, the Commission determined that Area I should remain outside the SOIs of the Cities of Agoura Hills and Calabasas; further, the Commission supported staff's recommendation that an "Area of Concern" not be adopted for Area I.

Ms. Suzuki recommended that staff bring back a Resolution Making Determinations, along with revised SOI Maps for the Cities of Agoura Hills, Calabasas, and Hidden Hills, consistent with the Commission's findings, for review and adoption at the October 14th Commission Meeting. Chair Gladbach agreed.

There being no further testimony, the Commission closed the public hearing.

The Commission took the following actions:

- Adopted and Approved the Municipal Service Review and Sphere of Influence Update for the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village;
- Considered the draft Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving MSR No. 2020-07 Municipal Service Review and Sphere of Influence Update for the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village, which amends the existing Sphere of Influence of the Cities of Agoura Hills, Calabasas, and Hidden Hills; Resolution No. 2020-19RMD;
- Determined that Area A shall be outside the Sphere of Influence of the Cities of Calabasas and Hidden Hills;
- Determined that Areas B and Area C shall remain in the City of Hidden Hills Sphere of Influence, for a period of three (3) years from the effective date of this action, and shall automatically be removed if the City of Hidden Hills has not addressed Area B and Area C in its General Plan, at which time Areas B and C would not be within the Sphere of Influence for any city (and should the City of Hidden Hills address Areas B and C in its General Plan within three (3) years, that Area B and Area C would remain in the City of Hidden Hills' Sphere of Influence, unless otherwise changed by the Commission), and as so stated in the Resolution Making Determinations;
- Determined that Area I shall remain outside the SOIs of the Cities of Agoura Hill and Calabasas;
- Determined that Area I shall not be designated as an “Area of Concern”;
- Reconfirmed the existing Coterminous SOI for the City of Westlake Village, and adopted Proposed SOI Map for the City of Westlake Village, which shows the reconfirmation (attached);
- Directed the Executive Officer to add the words “Reconfirmed September 9, 2020” to the official LAFCO SOI map for the City of Westlake Village;
- Directed the Executive Officer to report back to the Commission with a revised Resolution Making Determinations reflecting the Commission’s determinations; and
- Directed the Executive Officer to report back to the Commission with revised Proposed SOI Maps for the Cities of Agoura Hills, Calabasas, and Hidden Hills reflecting the Commission’s determinations.

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

8 PROTEST HEARING(S)

None.

[Commissioner Ryu left at 10:31 a.m.]

9 OTHER ITEMS

The following item was called up for consideration:

- a. Outside Employment Request of Executive Officer.

The EO summarized the staff report concerning this item.

The Commission took the following action:

- Authorized the Executive Officer to accept outside employment from the City of San Marino to serve as a Hearing Officer, subject to all requirements and limitations set forth in the Employment Agreement between the Commission and the Executive Officer.

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

10 LEGISLATION

The following item was called up for consideration:

- a. Legislative Update.

The EO summarized the staff report concerning this item.

The Commission took the following action:

- Received and filed the Legislative Update.

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

11 MISCELLANEOUS CORRESPONDENCE

None.

12 COMMISSIONERS' REPORT

Commissioner Lesser indicated that he attended a CALAFCO webinar on August 21, 2020.

13 EXECUTIVE OFFICER'S REPORT

- a. Written Update
- b. Verbal Update.

[Commissioner Barger left at 10:35 a.m.]

The EO indicated that Los Angeles County Public Works Department staff anticipate concluding negotiations with Suburban Water Systems regarding the purchase of the Sativa Water System (formerly the Sativa County Water District) in late 2020. Public Works staff anticipates that a contract will be presented to the Los Angeles County Board of Supervisors in early 2021.

The Commission took the following actions:

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

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

14 PUBLIC COMMENT

See Public Testimony on pages 2 and 3.

15 FUTURE MEETINGS

October 14, 2020
November 18, 2020 (Special Meeting)
December 09, 2020

16 FUTURE AGENDA ITEMS

None.

17 ADJOURNMENT MOTION

On motion by Chair Gladbach, the live virtual meeting was adjourned at 10:38 a.m.

Respectfully submitted,

Paul Novak, AICP
Executive Officer

LA LAFCO
Register Report
September 2020

6.b.

Type	Date	Num	Name	Paid Amount	Balance
Sep 20					
Check	09/04/2020	ADP	ADP	-169.59	-169.59
Check	09/08/2020	WIRE	TRPF 80 South Lake LP.	-9,278.97	-9,448.56
Check	09/14/2020	DD	Federal Tax Deposit	-3,916.55	-13,365.11
Check	09/14/2020	DD	State Income Tax	-1,151.01	-14,516.12
Bill Pmt -Check	09/14/2020	10759	Wells Fargo	-385.89	-14,902.01
Bill Pmt -Check	09/14/2020	10760	Certified Records Manag...	-608.64	-15,510.65
Bill Pmt -Check	09/14/2020	10761	Charter Communications	-551.27	-16,061.92
Bill Pmt -Check	09/14/2020	10762	CoreLogic	-28.80	-16,090.72
Bill Pmt -Check	09/14/2020	10763	FedEx	-122.65	-16,213.37
Bill Pmt -Check	09/14/2020	10764	LACERA-OPEB	-1,989.36	-18,202.73
Bill Pmt -Check	09/14/2020	10765	MetLife*	-657.00	-18,859.73
Bill Pmt -Check	09/14/2020	10766	Motor Parks	-630.00	-19,489.73
Bill Pmt -Check	09/14/2020	10767	Policy Consulting Assoc,...	-23,287.50	-42,777.23
Bill Pmt -Check	09/14/2020	10768	Promac Image Systems	-86.88	-42,864.11
Bill Pmt -Check	09/14/2020	10769	RSG, Inc.	-262.50	-43,126.61
Bill Pmt -Check	09/14/2020	10770	Yvonne Green CPA	-250.00	-43,376.61
Check	09/15/2020	DD	Ambar De La Torre	-2,128.32	-45,504.93
Check	09/15/2020	DD	Douglass S Dorado	-3,123.35	-48,628.28
Check	09/15/2020	DD	Adriana L Flores	-1,281.97	-49,910.25
Check	09/15/2020	DD	Michael E Henderson	-2,382.56	-52,292.81
Check	09/15/2020	DD	Paul A Novak	-5,877.86	-58,170.67
Check	09/15/2020	DD	Adriana Romo	-3,885.81	-62,056.48
Check	09/16/2020	DD	Alisha O'Brien	-2,450.79	-64,507.27
Check	09/18/2020	ADP	ADP	-141.66	-64,648.93
Check	09/29/2020	DD	Federal Tax Deposit	-279.78	-64,928.71
Check	09/29/2020	61166182	Kathryn Barger	-133.00	-65,061.71
Check	09/29/2020	61166183	Brogin-Falley Lori	-138.53	-65,200.24
Check	09/29/2020	DD	Richard Close	-138.53	-65,338.77
Check	09/29/2020	DD	Donald Dear	-271.84	-65,610.61
Check	09/29/2020	61166184	Margaret E Finlay	-138.52	-65,749.13
Check	09/29/2020	61166185	Edward G Gladbach	-138.53	-65,887.66
Check	09/29/2020	DD	David J Lesser	-138.53	-66,026.19
Check	09/29/2020	DD	Gerard McCallum II	-277.05	-66,303.24
Check	09/29/2020	DD	John A Mirisch	-138.52	-66,441.76
Check	09/29/2020	61166186	Judith M Mitchell	-138.53	-66,580.29
Check	09/29/2020	DD	Hilda L Solis	-127.45	-66,707.74
Check	09/30/2020	DD	Ambar De La Torre	-2,128.33	-68,836.07
Check	09/30/2020	DD	Douglass S Dorado	-3,123.36	-71,959.43
Check	09/30/2020	DD	Adriana L Flores	-1,281.97	-73,241.40
Check	09/30/2020	DD	Michael E Henderson	-2,382.55	-75,623.95
Check	09/30/2020	DD	Paul A Novak	-5,877.86	-81,501.81
Check	09/30/2020	DD	Alisha O'Brien	-2,450.78	-83,952.59
Check	09/30/2020	DD	Adriana Romo	-3,885.80	-87,838.39
Check	09/30/2020	DD	Federal Tax Deposit	-3,916.56	-91,754.95
Check	09/30/2020	DD	State Income Tax	-1,151.01	-92,905.96
Check	09/30/2020	DD	David E Ryu	-138.52	-93,044.48
Bill Pmt -Check	09/30/2020	10771	ATT	-307.09	-93,351.57
Bill Pmt -Check	09/30/2020	10772	FedEx	-245.90	-93,597.47
Bill Pmt -Check	09/30/2020	10773	Tropical Interior Plants	-125.00	-93,722.47
Bill Pmt -Check	09/30/2020	10774	Bank of America*	-338.93	-94,061.40
Bill Pmt -Check	09/30/2020	10775	LACERA	-14,878.20	-108,939.60
Bill Pmt -Check	09/30/2020	10776	The Lincoln National	-282.70	-109,222.30
Bill Pmt -Check	09/30/2020	10777	Motor Parks	-630.00	-109,852.30
Bill Pmt -Check	09/30/2020	10778	Progressive Business Pu...	0.00	-109,852.30
Sep 20				-109,852.30	-109,852.30

AGENDA ITEM NO. 6.c. October 14, 2020							
PENDING PROPOSALS As of October 5, 2020							
		LAFCO Designation	Applicant	Description	Status	Date Filed	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.	5/16/2006	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.	10/5/2006	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.	12/1/2006	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.	9/22/2008	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.	6/9/2010	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 .	10/25/2010	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	5/5/2011	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
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.	12/8/2011	Unknown
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

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
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 Schuieren 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. 2018-06 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, missing map and legal, owners and registered voter labels	10/22/2018	Unknown
18	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
19	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
20	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.	Recorded COC. e-mail distribution pending	12/26/2018	Sep-2020
21	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.	Recorded COC. e-mail distribution pending	2/12/2019	Sep-2020
22	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 Charlene, 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
23	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, approved map and legal.	7/23/2019	Unknown

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
24	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
25	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
26	AOB	Annexation No. 2019-08 to the Santa Clarita Valley Water Agency	Santa Clarita Valley Water Agency	349± acres of inhabited 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
27	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
28	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
29	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
30	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 northeast 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
31	DD	Reorganization No. 2020-01 to the City of Santa Clarita (Tesoro del Valle)	City of Santa Clarita	1609± acres of inhabited territory. The affected territory is generally located north of the intersection of Copper Hill Drive and Avenida Rancho Tesoro, in the Unincorporated area of Los Angeles County adjacent to the City of Santa Clarita.	Notice of Filing sent 02-18-20 Incomplete filing: property tax transfer resolution, approved map and legal. Reorg area within DUC.	1/27/2020	Unknown
32	AD	Annexation 436 to District no. 22	Sanitation Districts	6.356± acres of uninhabited territory. The affected territory is located on the north side of Mt. Olive Drive approximately 500 feet east of Woodlyn Lane, all within the City of Bradbury.	Notice of Filing Sent 03-12-20 Incomplete filing: property tax transfer resolution.	3/12/2020	Unknown
33	AD	Annexation 428 to District no. 14	Sanitation Districts	2.51± acres of uninhabited territory. The affected territory is located on the southwest corner of Avenue N and 10th Street West, all within the City of Palmdale.	Notice of Filing Sent 06-8-20 Incomplete filing: property tax transfer resolution.	5/28/2020	Unknown
34	AOB	Formation No. 2020-05 of the Inglewood Transportation Management Community Services District	City of Inglewood	5.804± acres (or 9.07± square miles) of inhabited territory, all within the City of Inglewood.	Notice of Filing sent 06-17-20. Incomplete filing: tax calculation pursuant to Government Code § 56810, approved map and legal.	6/15/2020	Nov-2020

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
35	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1094	Sanitation Districts	79.084± acres of uninhabited territory. The affected territory is located north of Antelope Valley Freeway west of Oak Springs Canyon Road and east of Soledad Canyon Road, all within the City of Santa Clarita.	Notice of Filing Sent 07-16-20 Incomplete filing: property tax transfer resolution.	6/30/2020	Unknown
36	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1095	Sanitation Districts	26.882± acres of uninhabited territory. The affected territory is located northwest of Sierra Highway, extending north of Dockweiler Drive, east of Oakleaf Canyon Drive, west of Antelope Freeway, all within the City of Santa Clarita.	Notice of Filing Sent 07-16-20 Incomplete filing: property tax transfer resolution.	6/30/2020	Unknown
37	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1099	Sanitation Districts	2.077± acres of uninhabited territory. The affected territory is located on the west side of Sand Canyon Road south of Comet Way, all within the City of Santa Clarita.	Notice of Filing Sent 07-16-20 Incomplete filing: property tax transfer resolution.	6/30/2020	Unknown
38	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1100	Sanitation Districts	1.823± acres of uninhabited territory. The affected territory is located on Soledad Canyon Road approximately 400 feet north of Sandy Drive, all within the City of Santa Clarita.	Notice of Filing Sent 07-16-20 Incomplete filing: property tax transfer resolution.	6/30/2020	Unknown
39		MSR No. 2020-07 Municipal Service Review and Sphere of Influence Update for the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village	Local Agency Formation Commission for the County of Los Angeles	MSR and SOI Update for the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village	Approved Sept 2020, RMD on Oct agenda	2020	Oct-2020

Staff Report

October 14, 2020

Agenda Item No. 6.d.

Resolution No. 2020-19RMD Resolution of the Local Agency Formation Commission for the County of Los Angeles Making Determinations Adopting the MSR 2020-07—Municipal Service Review and Sphere of Influence Update for the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village; and final, revised SOI Maps for the City of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village

At your meeting on September 9th, the Commission considered MSR 2020-07, the Municipal Service Review and Sphere of Influence Update for the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village. In some instances, the Commission's determinations concerning SOI revisions differed from the recommendations in the MSR, the staff report, and the draft resolution presented at your September 9th Meeting.

Staff has revised the resolution making determinations, as well as the SOI Maps for the four cities, all of which are attached to this staff report.

In advance of today's meeting, these documents were reviewed by LAFCO counsel, the consultants who prepared the MSR and SOI Update (Jennifer Stephenson and Richard Berkson), and representatives of the Cities of Agoura Hills, Calabasas, and Hidden Hills (the Commission confirmed the existing SOI for the City of Westlake Village). The attachments reflect input from these parties.

Staff Recommendation:

1. Confirm and adopt Resolution No. 2020-19RMD Resolution of the Local Agency Formation Commission for the County of Los Angeles Making Determinations Adopting the MSR 2020-07—Municipal Service Review and Sphere of Influence Update for the Cities of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village; and
2. Approve final, revised SOI Maps for the City of Agoura Hills, Calabasas, Hidden Hills, and Westlake Village, as enclosed.

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.

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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.

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

MOTION:

SECOND:

APPROVED:

AYES:

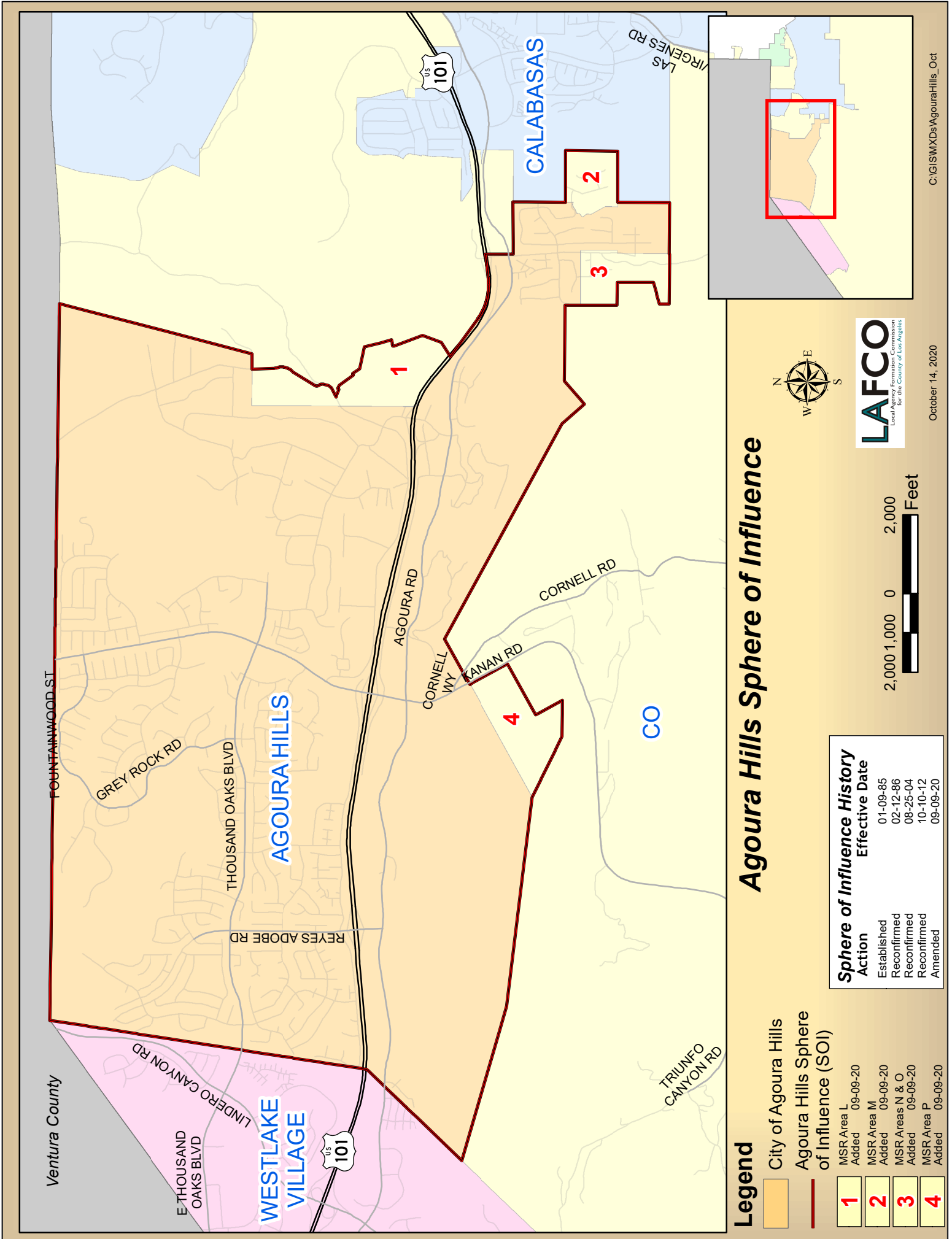
NOES:

ABSTAIN:

ABSENT:

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

Paul A. Novak, AICP
Executive Officer



Ventura County

E THOUSAND OAKS BLVD
LINDERO CANYON RD

WESTLAKE VILLAGE

REYES ADOBE RD

AGOURA HILLS

THOUSAND OAKS BLVD

GREY ROCK RD

FOUNTAINWOOD ST

AGOURA RD

CORNELL WY

KANAN RD

CORNELL RD

CO

TRIUNFO CANYON RD

CALABASAS

LAS VIRGENES RD



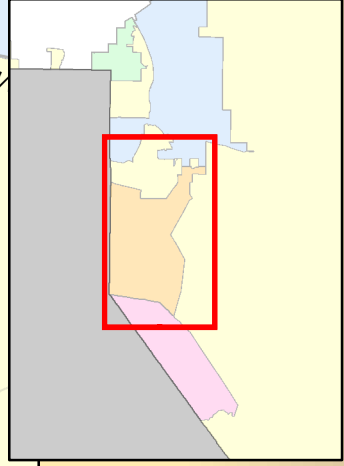
Legend

- City of Agoura Hills
- Agoura Hills Sphere of Influence (SOI)

1	MSR Area L	Added	09-09-20
2	MSR Area M	Added	09-09-20
3	MSR Areas N & O	Added	09-09-20
4	MSR Area P	Added	09-09-20

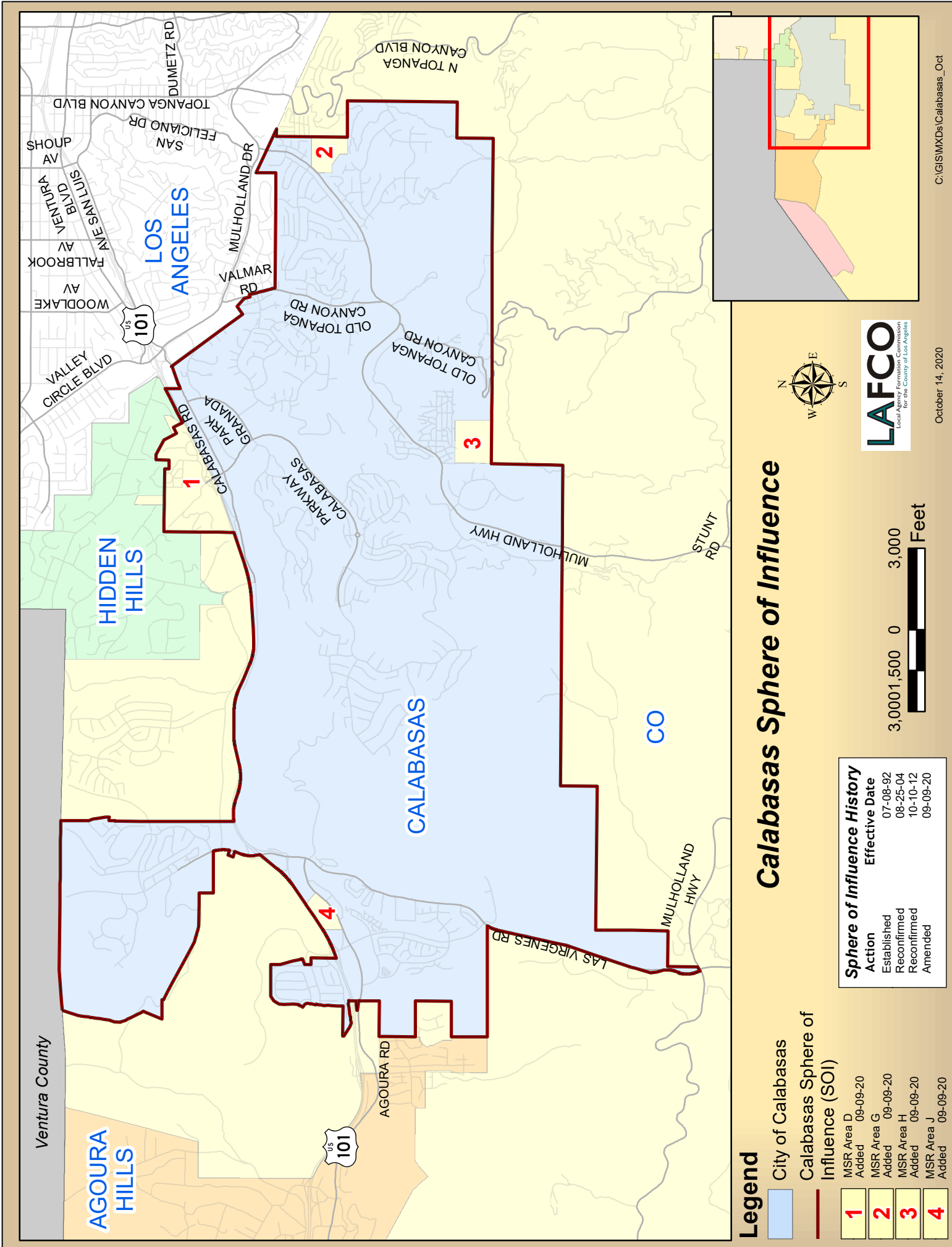
Sphere of Influence History	
Action	Effective Date
Established	01-09-85
Reconfirmed	02-12-86
Reconfirmed	08-25-04
Reconfirmed	10-10-12
Amended	09-09-20

Agoura Hills Sphere of Influence



October 14, 2020

C:\GIS\WXDs\AgouraHills_Oct



Ventura County

AGOURA HILLS

HIDDEN HILLS

LOS ANGELES

CALABASAS

CO

Legend

City of Calabasas

Calabasas Sphere of Influence (SOI)

- 1** MSR Area D Added 09-09-20
- 2** MSR Area G Added 09-09-20
- 3** MSR Area H Added 09-09-20
- 4** MSR Area J Added 09-09-20

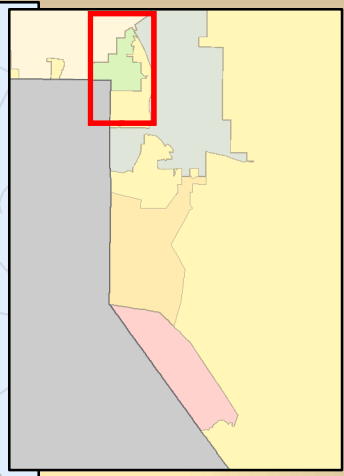
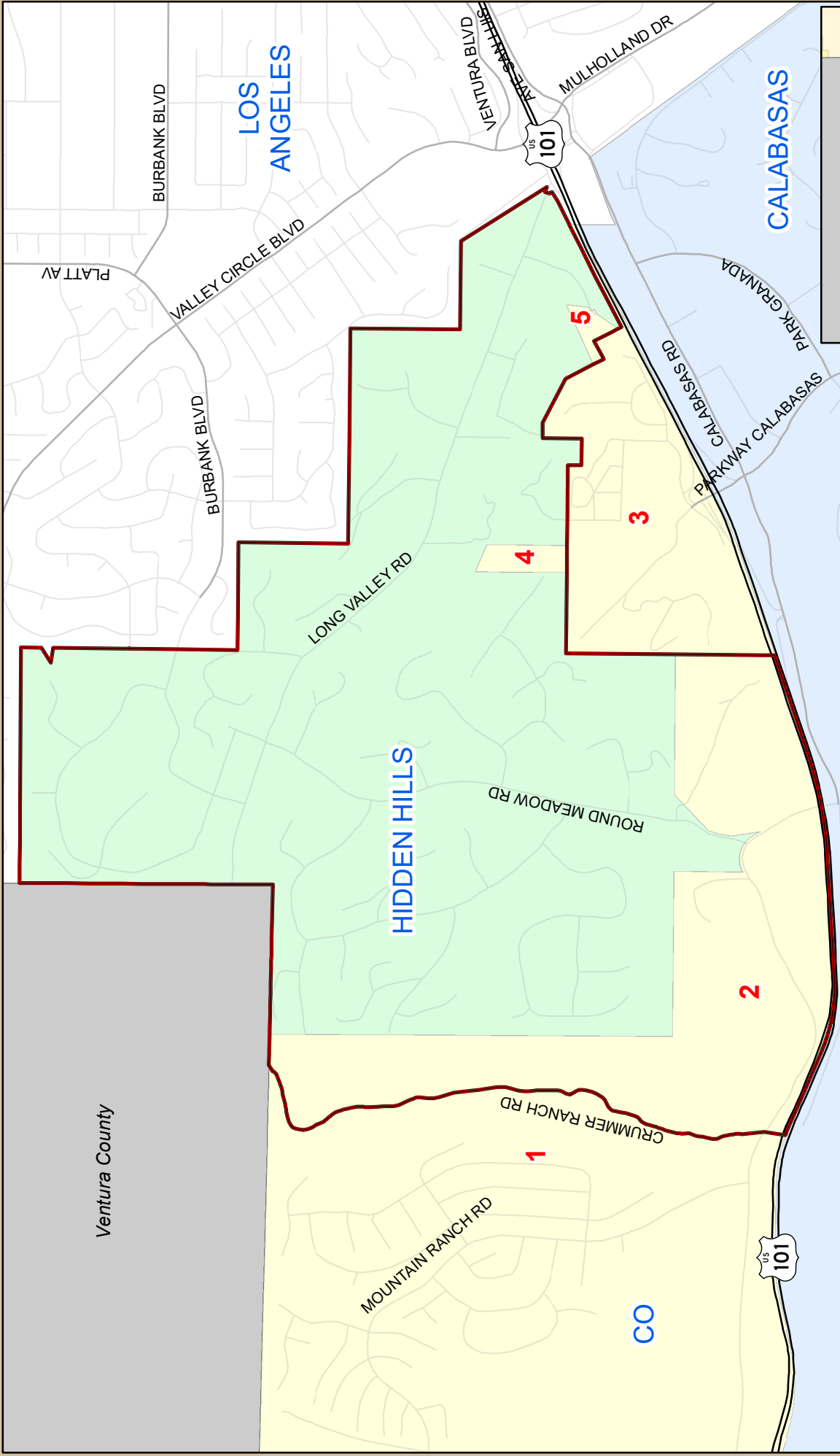
Calabasas Sphere of Influence



Sphere of Influence History	
Action	Effective Date
Established	07-08-92
Reconfirmed	08-25-04
Reconfirmed	10-10-12
Amended	09-09-20

October 14, 2020

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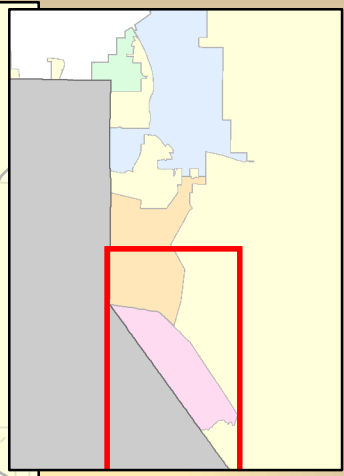
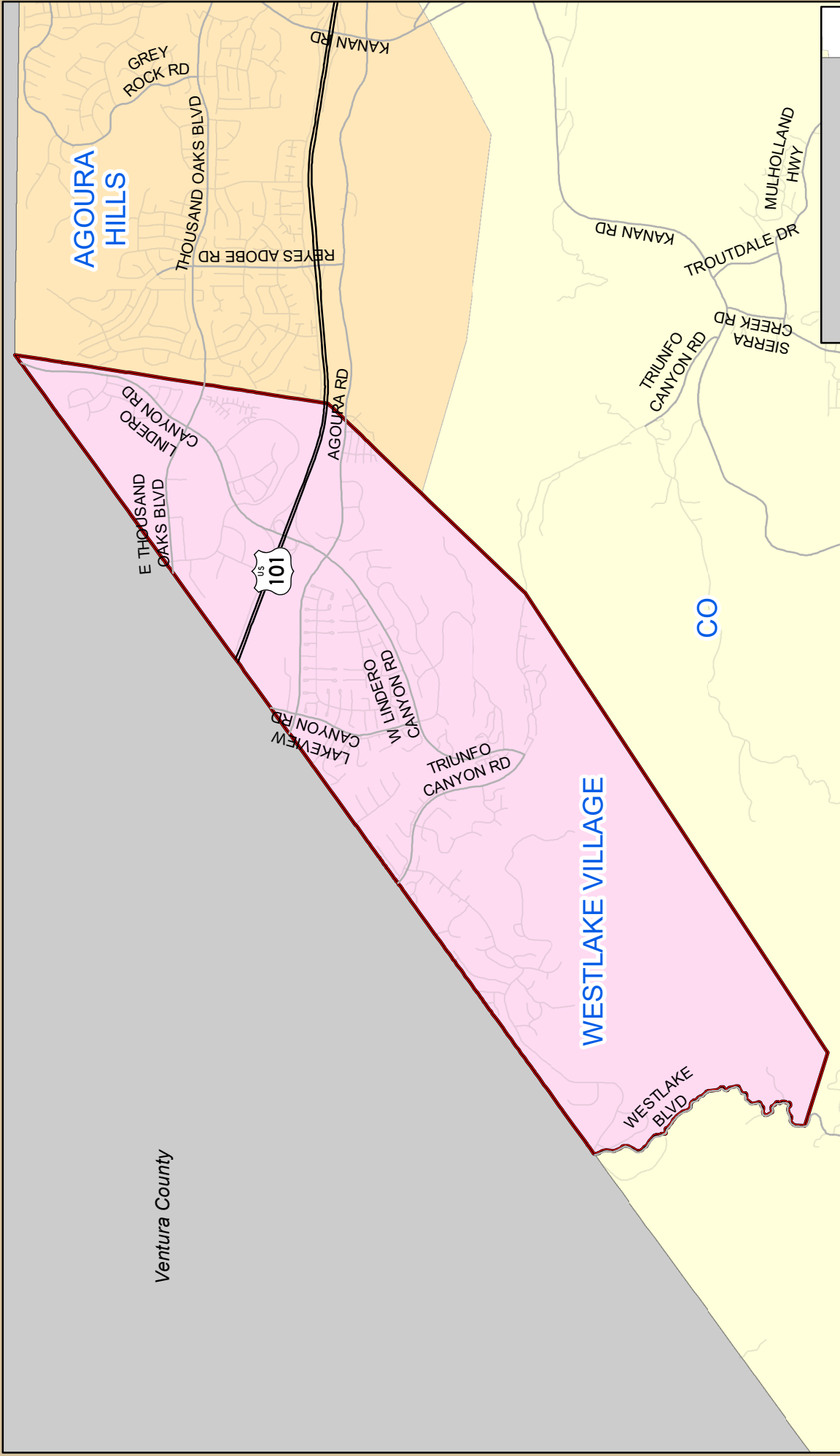
Hidden Hills Sphere of Influence



Legend

- City of Hidden Hills
- Hidden Hills Sphere of Influence (SOI)
- MSR Area A
Removed 09-09-20
- MSR Areas B & C
Retained 09-09-20
- MSR Area D
Removed 09-09-20
- MSR Area E
Retained 09-09-20
- MSR Area F
Retained 09-09-20

Sphere of Influence History	
Action	Effective Date
Established	11-13-91
Reconfirmed	08-25-04
Reconfirmed	11-14-12
Amended	09-09-20



Westlake Village Sphere of Influence



October 14, 2020

Sphere of Influence History	
Action	Effective Date
Established	11-14-84
Reconfirmed	08-25-04
Reconfirmed	10-10-12
Reconfirmed	09-09-20

Legend

- City of Westlake Village
- Westlake Village Sphere of Influence (SOI), Coterminous



Staff Report

October 14, 2020

Agenda Item No. 9.a.

Sativa Water System – Quarterly Update

Background:

Pursuant to Condition 9.x of Dissolution No. 2018-09 of the Sativa County Water District, the County of Los Angeles (County) provides the Commission with quarterly written reports regarding the status of County operations of the Sativa Water System.

Status:

The County provided LAFCO with a quarterly update on September 18, 2020. Significant highlights are:

1. Periodic State-mandated water quality testing results indicate that Sativa's water continues to meet all Primary Drinking Water Standards.
2. The State Water Resources Control Board (SWRCB) is finalizing an agreement to amend its previous grant to the County, increasing the original grant from \$1.77 million to \$2.6 million.
3. County Public Works staff anticipates concluding its negotiations with Suburban Water Systems (Suburban) by the end of 2020, and agendizing the "Sale Agreement and Transition Plan" for a Board of Supervisors Meeting in early 2021. Should the Board of Supervisors approve the Sale Agreement and Transition Plan, it is expected that that Suburban will take over the day-to-day operation and management of the Sativa Water System on behalf of the County.
4. The sale to Suburban is anticipated to conclude by 2022, depending on the length of time required for California Public Utility Commission (CPUC) approval.

In addition to providing the quarterly report, the County has requested a time extension to the statutory interim operating period provided for the Sativa Water System in AB 1577. This item is addressed separately at today's meeting (Agenda Item 9.b.).

Should the Commission have any questions about the Sativa Water System, a representative of the Los Angeles County Department of Public Works is expected to be available by telephone for today's meeting.

Staff Recommendation:

Staff recommends that the Commission:

1. Receive and file the Sativa County Water District Status Report.



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

September 18, 2020

IN REPLY PLEASE

REFER TO FILE:

WW-0

TO: Paul Novak, Executive Director
Local Agency Formation Commission

FROM: Mark Pestrella 
Director of Public Works

SATIVA WATER SYSTEM QUARTERLY REPORT ENDING SEPTEMBER 2020

In accordance with Resolution No. 2019-00RMD of the Local Agency Formation Commission for the County of Los Angeles, attached is the sixth quarterly report on the County of Los Angeles' temporary management of the Sativa Water System.

Please address any questions regarding this report or other matters concerning the Sativa Water System to Deputy Director, Daniel J. Lafferty. Mr. Lafferty can be reached at (626) 458-4012 or dlaff@pw.lacounty.gov.

SK:lb

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Attach.

**Sativa Water System
LAFCO Quarterly Report
June 20, 2020, to September 18, 2020**

On March 19, 2019, the Local Agency Formation Commission for the County of Los Angeles (LAFCO) adopted a resolution dissolving the Sativa Los Angeles County Water District (Sativa) and putting the County of Los Angeles in place as the successor agency. This report summarizes notable actions taken by the County during the sixth quarter of its temporary management of the Sativa Water System.

PROVISIONS OF RETAIL WATER SERVICE

The County continues to provide water service to Sativa's 7,000 customers and oversee day-to-day management of the water system.

Water Quality Testing

State-mandated water quality testing of Sativa's water continued during this reporting period. Certified tests continued to show that Sativa's water meets all Primary Drinking Water Standards and is safe to drink.

Financial Audit

The County's Auditor-Controller prepared a financial audit for Fiscal Year 2018-19, which was published on December 2019. The next Financial Audit for Sativa will be prepared by the County's Auditor-Controller for Fiscal Year 2019-20, and it is expected to be published in December 2020.

Staffing

As of the end of this reporting period, one of the original six Sativa employees remains employed by the County. The employee is a field staff.

Lawsuits

Prior to the County becoming the Sativa Interim Administrator, a few Sativa customers filed a class action lawsuit against Sativa in the County's Superior Court of California, *Martha Barajas, et al. v. Sativa LA County Water District, et al.*, seeking damages based on alleged water quality issues. On April 29, 2019, after the County became the successor agency, the County was named a defendant in the class action lawsuit. The Special District Risk Management Authority (SDRMA), a risk pool joint powers agency, accepted the County's tender for a defense and indemnification under a reservation of rights. The SDRMA is also defending and indemnifying Sativa in this lawsuit. The Court has defined the plaintiff class as Sativa customers from March 2017 to March 2018. No trial date has been set. The plaintiff class has recently dismissed the

action against the County for a waiver of costs. The action will proceed against Sativa. Inasmuch as the County previously administered Sativa and is the successor agency following Sativa's dissolution, we are acting as the point of contact with defense counsel in regard to the action against Sativa. It is not clear under existing law whether the class may sue and obtain a verdict against Sativa, an entity that has been dissolved. It is possible that the Court will determine that SDRMA must pay for any judgment against Sativa to the extent the judgment reflects damages and an amount within the scope and limits of SDRMA's coverage for Sativa. The County, as the administrator and successor agency, would be immune from liability for the causes of action alleged in the class action pursuant to the immunity conferred by Health and Safety Code Section 116687. As such, it was not unexpected that the class agreed to dismiss the County. The same immunity under Section 116687 would apply to any receiving agency and, therefore, we do not anticipate that the class would amend their action to name a receiving agency as a defendant.

Extension of Interim Operation Period

LAFCO's dissolution of the former Sativa Los Angeles County Water District and appointment of the County of Los Angeles as successor agency responsible for interim operation of the Sativa Water System became effective on March 19, 2019. Per the California Health and Safety Code Section 116687(g)(1), the County's interim operation period expired on March 19, 2020. The County will be requesting that the LAFCO Board extend the interim operation period pursuant to California Health and Safety Code Section 116687(g)(1).

CAPITAL IMPROVEMENTS

Significant improvements to Sativa's water quality and system resilience have been achieved since the County took over operation of the Sativa Water System.

Interconnection with Liberty Utilities

Shortly after being appointed the Interim Administrator of Sativa, the County established a new interconnection with Liberty Utilities (Liberty). This interconnection provided Sativa with an external, continuous, and uninterrupted water supply, which allowed the County to take Sativa's wells offline for repairs. In recognition of the emergency situation at Sativa, Liberty agreed to provide water to Sativa "at cost;" there was no additional mark up for profit.

Sativa's interconnection with Liberty has now been active for more than 12 months. Earlier this year, Liberty submitted a written request to the County to update the cost of water Liberty provides through the interconnection. Liberty has indicated their request is a result of the California Public Utilities Commission (CPUC) requirements.

In the meantime, the County has successfully completed rehabilitation of Sativa's main groundwater well (Well No. 5) and is currently operating the well part-time while final testing is completed. The well is expected to be back to full-time operation in October 2020. Once the well is in service full-time, the Liberty interconnection will only be used in case of an emergency.

Current System Water Quality

Following the completion of the flushing program on August 10, 2019, water quality in Sativa's distribution system improved significantly. County staff continue to observe safe and clean water throughout the system and verified brown water complaints have significantly reduced. Sativa customers report clear, clean water flowing from their taps.

Periodic flushing of Sativa's pipe system is necessary to maintain water quality improvements achieved by the County and to continue to remove layers of sediment buildup that occurred prior to the County's arrival. The next round of flushing is planned for fall 2020. The County will once again flush the system utilizing the high tech NO-DES technology and will complete all work overnight to minimize impacts to customers.

Current and Upcoming Repairs and Upgrades

Sativa has numerous critical infrastructure issues, including narrow diameter pipes that limit the volume of water that can be delivered to customers, chokepoints that restrict water circulation, and aged wells that must be temporarily taken offline so that maintenance and repairs can be completed. The County is pursuing a series of grant-funded projects to improve the state of Sativa's infrastructure.

Sativa – Lucien Waterline Project

This project consisted of installing 1,200 feet of 8-inch pipe along Lucien Street from Oleander Avenue to Largo Avenue to replace a damaged pipeline under the Metro Blue Line tracks. The damaged pipeline created a chokepoint in the distribution system and greatly restricted water circulation, especially to customers east of the Metro Blue Line.

The County started construction of this project on February 10, 2020, and completed the work on July 15, 2020. The total project cost was approximately \$750,000.

Sativa Well No. 5 Rehabilitation Project

In December 2019, the County completed video inspection and water quality testing at five different depths of Sativa's Well No. 5. The video inspection and preliminary testing revealed significant structural damage, including a partial collapse of the well's gravel filter pack, causing the well to produce mud instead of filtered groundwater. Additionally, water quality samples confirmed the presence of high levels of manganese within the well, especially at depths below 500 feet. The County installed a new well liner

and filter pack inside the existing well casing to stabilize the well structure and equipped the well with a new pump and variable-speed motor. Additionally, a 400-foot section at the bottom of the well was blocked off to reduce extraction of water containing high levels of manganese. Water quality samples, after completion of the well rehabilitation, showed that the project was a success. The well's performance after rehabilitation has exceeded expectations.

The well is currently operating on a part-time basis while County staff is converting the well's disinfection system from gas chlorine to a safer and more secure liquid chlorine system. Full-time operation of the well is expected in October 2020 after the disinfection conversion is finished and approval from the State is obtained on the recently completed projects.

Additional grant-funded projects currently in the planning or design stages include:

- Electrical/Mechanical Replacements at Well Sites: \$250,000 – Replace electrical systems and mechanical equipment used to pump water from Sativa's two wells.
- Supervisory Control and Data Acquisition System: \$20,000 – Install technology at Sativa's wells to allow remote monitoring and control of operations.
- Destruction of Sativa's Well No. 2: \$80,000 – This is an old abandoned well that needs to be properly filled and capped per Water Industry Standards.
- Design and installation of a manganese treatment system for Well No. 5: \$2.25 million.

GRANTS

The County pursued grant funding from the California State Water Resources Control Board (State Water Board) for Sativa's most critical infrastructure challenges. After a series of negotiations, the State Water Board provided the County \$1.77 million in grant funds to address these issues. After discovering the unforeseen structural issues with Well No. 5, the County requested an additional \$500,000, which is currently under consideration by the State Water Board with a very favorable outlook. On April 9, 2020, State staff indicated they were recommending a grant funding increase from \$1.77 to \$2.6 million due to unforeseen infrastructure problems with Sativa's Well No. 5. This figure will likely be adjusted back to \$2 million based on actual costs of the Savita – Lucien Waterline and Well No. 5 Rehabilitation Projects and estimates for remaining improvements. The State Water Board is currently finalizing the amended grant agreement for signature by the County. Per the terms of the current grant agreement, the County is to perform this work and then invoice the State Water Board for eligible expenditures. The grant agreement does not require grant funds to be repaid should the County transfer ownership of Sativa to a nonpublic entity.

The State Water Board grant is expected to cover all work outlined in the Current and Upcoming Repairs and Upgrades Section, excluding the manganese treatment system.

California Department of Water Resources – Manganese Removal Grant

In addition to grant funding from the State Water Board, the County has partnered with the Water Replenishment District of Southern California to pursue grant funds for a manganese treatment system for Sativa's Well No. 5. The County applied for \$2.25 million in Proposition 1 funding through the California Department of Water Resources' (DWR) Integrated Regional Water Management Program. The grant proposal was well received by DWR. On May 4, 2020, DWR released the Draft Recommended Funding List for four funding areas, including Los Angeles, for the Proposition 1 Round 1 Integrated Regional Water Management Implementation Grant Solicitation. The recommended funding list for the Los Angeles area includes a funding recommendation for more than 90 percent of the requested amount for Sativa's Well No. 5 manganese treatment system. These funding recommendations were subject to a public review and comment period ending on May 28, 2020. DWR is currently reviewing public comments and will release a final list of awards in the coming weeks.

In the event a permanent water service provider for Sativa is identified and ownership is transferred prior to the completion of grant work, the County will work with involved parties to ensure the grant work is completed and grant funds are not lost.

COMMUNITY ENGAGEMENT

Building trust with Sativa's customers is one of the County's highest priorities. In addition to improving customer service, the County has continued to work on building trust through sharing information with customers and improving transparency of decision-making processes. Due to the COVID-19 pandemic, the County's Board of Supervisors closed all County buildings to the public, including the Sativa office, on March 16, 2020. During this reporting period, no community outreach engagements were conducted in compliance with the County's Safer at Home order. However, County staff continued to run the Sativa office and operate the water system while complying with social distance and all other State and local Health and Safety Guidelines.

IDENTIFICATION OF A PERMANENT WATER SERVICE PROVIDER

In accordance with AB 1577 (Gipson), the County conducted a Request for Proposal (RFP) process to identify a permanent service provider for the Sativa Water System. The County, with consideration of suggestions made by Sativa customers, developed scoring criteria to evaluate proposals. Based on the feedback received from Sativa customers, the community's expectation from a permanent water service provider are low water rates, great customer service, and clean water. The RFP and scoring criteria were structured to address these top three priorities of the Sativa community. An RFP Evaluation Committee comprised of four drinking water system experts from the County and a representative from LAFCO used the scoring criteria to evaluate proposals and recommend a permanent service provider.

Update on the RFP Process

The RFP for the transfer or sale of the Sativa Water System was published on September 11, 2019. Two mandatory pre-bid meetings were held for interested parties. A total of six prospective bidders attended the meetings, including five privately owned water companies (investor-owned utilities) and one public agency. Members of the Sativa community attended the second mandatory pre-bid meeting and shared their priorities for Sativa's future service provider, the most important being to avoid an increase in water rates and prioritize customer service.

Proposals were due on November 12, 2019. Five proposals were received:

- California American Water
- Central Basin Municipal Water District
- Liberty
- Golden State Water
- Suburban Water Systems

The Evaluation Committee reviewed and scored these proposals. Interviews with each of the proposers were then conducted on December 2, 2019. Suburban Water Systems received the highest-combined score of both the written proposal and interview. Suburban Water Systems was scored highest based on several key areas, including plans to:

- Reduce Sativa customers' water rates immediately upon acquisition and keep these reduced rates for 3 years before adjusting them to current rates in their closest existing service areas.
- Maintain staffing presence in Sativa's local office.
- Conduct extensive outreach to customers, neighboring cities, and other public entities.
- Make a significant financial investment into Sativa's deteriorating water system assets.
- Provide an experienced transition team that understands the tasks, steps, and critical transition issues.
- Show a well-documented track record of ensuring water quality, complying with water reporting requirements, responding to emergencies, and providing excellent customer service.

On February 9, 2020, the County updated LAFCO's Board of Commissioners on the selected bidder and next steps in the selection process.

The estimated schedule for the remaining elements of the RFP process is as follows:

- Negotiations with Suburban Water Systems and drafting of Sale Agreement and Transition Plan: September 2020

- Board of Supervisors approval of Sale Agreement and Operation and Maintenance Agreement: November 2020
- Transition of Operation and Maintenance to Suburban Water Systems: Late 2020 to mid-2021.
- Final Sale of Sativa to Suburban Water Systems: Late 2021 to late 2022, depending on CPUC approval.

Upon successful negotiations of a Sale Agreement with Suburban Water Systems to become Sativa's permanent service provider, Suburban Water Systems will be required to submit an application to the CPUC requesting approval to take over the operation of Sativa. The CPUC approval process is difficult to estimate at this time due to current CPUC backlog caused by ongoing COVID-19 restrictions.

The County will continue grant funded infrastructure repairs and upgrades during the transfer of ownership process. The County will work with the selected water service provider to ensure grant work is completed and grant funds are not lost.

BOARD OF SUPERVISORS ACTIONS

No actions were agendized for the Board of Supervisors' consideration during the reporting period.

Staff Report

October 14, 2020

Agenda Item No. 9.b.

Sativa Water System: County of Los Angeles Request to Extend the Interim Operating Period, and Staff Recommendation to Modify Reporting Requirements and Support the County's Efforts to Assign Sativa to a Long-Term Water Provider

Background:

In 2018, the State approved AB 1577 (Gipson), which amended the State of California Health and Safety Code concerning the Sativa County Water District (Sativa). Health and Safety Section § 116687(g)(1) states as follows:

(g) (1) Notwithstanding subdivision (d) of Section 116684, for any successor agency to the district designated by the commission [LA LAFCO] to take over the district, any receiving operator of a public water system that provides service to the territory of the district, or any water corporation that acquires the district, the interim operation period shall commence upon the execution of an agreement or designation by the commission to provide water services to the district and shall end one year later. Upon the showing of good cause, *the interim operation period shall be extended by the commission for up to three successive one-year periods* at the request of an entity described in this paragraph. [emphasis added]

The interim operation period is defined in AB 1577 as the time during which the appointed administrator, successor agency, receiving operator or water corporation that acquires Sativa, and your Commission, are not liable for claims by past or existing Sativa ratepayers or water consumers.

The Commission approved Dissolution No. 2018-09 of the Sativa County Water District on February 13, 2019, naming the County of Los Angeles (County) as the successor agency. The dissolution took effect on March 19, 2019.

Condition 9.x. of your Commission's February 13, 2019 Resolution Making Determinations Approving and Ordering Dissolution of the Sativa County Water District requires the County to provide written reports every ninety days relating to various aspects of Sativa's ongoing operations. Given the progress reported by the County, and proposed award of a Sale Agreement and Transition Plan to Suburban (as indicated in Agenda Item 9.a., Sativa Water System – Quarterly Update, staff is proposing that this condition be modified to require annual reporting, at a minimum, and reporting of any information of significance concerning Sativa, from the County. Further, staff recommends that the Commission endorse 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 service provider.

County Request to Extend Interim Operation Period:

Principal Deputy County Counsel, Warren Wellen, on behalf of the County, submitted a letter to the Executive Officer on September 30, 2020, requesting that the Commission extend the interim operating period for a one-year period, with an effective date of March 19, 2020. (copy attached). Staff anticipates that representatives of the Los Angeles County Departments of the County Counsel and Public Works will be available by telephone for today's meeting.

Analysis:

Staff believes that the County has shown good cause to warrant granting the requested one year extension, as set forth in the attached letter and the quarterly reports submitted by the County to date. Since the State designated the County as the Administrator of Sativa in October of 2018, County officials have significantly improved Sativa's infrastructure; overhauled budgeting, accounting, and managerial controls; applied for and received State grants; and established good working relationships with Sativa's customers.

Staff notes that the request to extend the interim operating period is retroactive to March 19, 2020. If the Commission were to approve the one year extension, the interim operating period would conclude on March 19, 2021.

Staff has prepared a draft resolution making determinations for the Commission's consideration. In addition to the foregoing extension of the interim operation period, the proposed terms and conditions include the following:

- Condition 4.c. requires the County to provide annual reports to the Commission by March 1 of each successive year (in 2021, 2022, and 2023) or until CPUC approval is secured. Staff intends that the annual report would supersede the "quarterly report" required by Condition 9.x of Dissolution No. 2018-09 of the Sativa County Water District.
- Condition 4.d, in accordance with a future "Sale Agreement and Transition Plan" (or equivalent) which is approved by the Los Angeles County Board of Supervisors, endorses the County of Los Angeles plan to assign the operation and maintenance of Sativa to a long-term service provider during the CPUC application and review process.

California Environmental Quality Act:

The proposed extension of the statutory interim operating period is not a project for purposes of the California Environmental Quality Act (CEQA) because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment, pursuant to § 15378(b)(5) of the State CEQA Guidelines. In the alternative, the proposed extension of the interim operating period is exempt from CEQA pursuant to State CEQA Guidelines § 15061, because it can be seen with certainty that there is no possibility that the extension will have a significant effect on the environment.

Staff Recommendation:

Staff recommends that the Commission:

1. Adopt the Resolution Making Determinations No. 2020-00, including the CEQA determinations, extending the interim operating for the County of Los Angeles for one year relative to the Sativa Water System;
2. Modify the County's reporting to the Commission to require annual reporting, at a minimum, and reporting of any information of significance concerning Sativa, from the County; and
3. Endorse 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.

RESOLUTION NO. 2020-00RMD

**A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES MAKING DETERMINATIONS RELATING TO DISSOLUTION
NO. 2020-00 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 14th Day of October, 2020, by the Commission, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, AICP, Executive Officer

5.



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

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MARY C. WICKHAM
County Counsel

October 1, 2020

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Paul A. Novak, AICP
Executive Officer
Local Agency Formation Commission for the
County of Los Angeles
80 South Lake Avenue, Suite 870
Pasadena, California 91101

Re: Sativa

Dear Mr. Novak:

As you know, our office represents the County of Los Angeles ("County"), the successor agency to the Sativa Los Angeles County Water District.


On behalf of the County, we write to request that, pursuant to California Health & Safety Code section 116687(g)(1), the Local Agency Formation Commission for the County of Los Angeles ("LAFCO") approve an extension of the County's interim operation period. Under that section, LAFCO is authorized to extend the interim operation period for up to three successive one-year periods. At this time, we ask that LAFCO approve the initial one-year extension period, with an effective date of March 19, 2020. The County submits that good cause exists for such an extension for the reasons set forth in the quarterly reports the County has submitted to LAFCO, up to and including the most recent quarterly report, which the County is submitting to LAFCO at its October meeting, and for the reasons set forth on the record by County representatives at previous LAFCO meetings. Those reasons include, without limitation, the County's successful efforts to diagnose and resolve the discoloration issues; construct water system infrastructure improvements; and address financial, operational, and management issues.

Sativa
October 1, 2020
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Please let us know if you have any questions.

Very truly yours,

MARY C. WICKHAM
County Counsel

By 
For WARREN R. WELLEN
Principal Deputy County Counsel
Public Works Division

WRW:lm

c: Carole Suzuki
Tiffani Shin

Staff Report

October 14, 2020

Agenda Item No. 9.c.

**Potential Cancellation of the
December 9, 2020 Meeting**

For the last decade, the Commission has canceled its regular meeting in December due to the winter holidays. The one exception was in 2018 when, due to busy schedule associated with two pending proposals, the Commission met in December.

Staff has reviewed its workload, and it has determined that existing proposals can be considered in a timely manner at either the November 19, 2020 meeting and/or the January 13, 2021 meeting. Staff therefore recommends canceling the December 9, 2020 meeting.

Recommended Action:

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

Staff Report

October 14, 2020

Agenda Item No. 9.d.

Annual Election of Officers

Section 10 of the Rules of the Commission (adopted July 8, 2009) state that “the Commission shall be presided over by a Chair, a First Vice-Chair and a Second Vice-Chair, to be elected by the Commission.” Officer positions are currently held by Commissioner Jerry Gladbach (Chair), Commissioner Donald Dear (First Vice-Chair), and Commissioner Gerard McCallum (Second Vice-Chair). Section 11 of the Rules states that the Commission “shall elect the Chair, First Vice-Chair and Second Vice-Chair at the first meeting of the Commission held in September of each year.”

Recommended Action:

1. Nominate and elect a member to serve as LAFCO Chair for a term of one year and until the election of a successor;
2. Nominate and elect a member to serve as LAFCO First Vice-Chair for a term of one year and until the election of a successor; and
3. Nominate and elect a member to serve as LAFCO Second Vice-Chair for a term of one year and until the election of a successor.

Executive Officer Report

October 14, 2020

Agenda Item No. 13.a.

The Executive Officer hereby reports the following:

- **Sandy Winger:** As reported to the Commission previously via email, former LAFCO Executive Officer Sandy Winger passed away on Saturday, September 19, 2020.
- **New Commissioner:** The Independent Special District Selection Committee for Los Angeles County has appointed Mel Mathews as the new Alternate Member of the Commission representing special districts. Mr. Mathews, a Vice President and Director of the Foothill Municipal Water District, will fulfill an unexpired four-year term which ends on May 2, 2022. Staff would like to acknowledge and thank Bill Kruse (Lagerlof, Senecal, Gosney & Kruse, LLP) who conducted the election, on a pro bono basis, as the designee of the Executive Officer, and as authorized by Government Code § 56332(g).
- **Legislation:** Because the Legislature is in recess, the agenda package does not include the regular update (Agenda Item 10.a.). The CALAFCO Board of Directors will name its Legislative Committee for 2020-2021 later this month; staff anticipates that Executive Officer Paul Novak will continue to serve as a Voting Member representing the Southern Region (the other Voting Member is Gary Thompson of Riverside LAFCO, and the Alternate Member is Sam Martinez of San Bernardino LAFCO).
- **Commission Schedule:** Consistent with direction from Los Angeles County representatives, Commission meetings through the end of 2020 will be virtual meetings. Staff will apprise the Commission once we are informed about room availability and meetings in 2021.
- **Staff Schedule:** Based upon the Executive Officer's continued consultation with the Chair and legal counsel, LAFCO staff continue to work remotely, in furtherance of County of Los Angeles "Safer at Home Order for Control of COVID-19."

Staff Recommendation:

1. Receive and file the Executive Officer Report.