

Voting Members

Jerry Gladbach
Chair

Donald Dear
1st Vice-Chair

Gerard McCallum
2nd Vice-Chair

Kathryn Barger
Richard Close
Margaret Finlay
John Mirisch
Holly Mitchell
Vacant
(City of Los Angeles)

Alternate Members

Lori Brogin-Falley
Michael Davitt
Janice Hahn
David Lesser
Mel Matthews
Vacant
(City of Los Angeles)

Staff

Paul Novak
Executive Officer

Adriana Romo
Deputy Executive Officer

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

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

LIVE VIRTUAL COMMISSION MEETING

LOCAL AGENCY FORMATION COMMISSION

Wednesday, June 9th, 2021
9:00 a.m.

This meeting will be conducted as a virtual meeting with telephone **1-415-655-0001 (Access Code: 145 406 3921)** and web access (<https://lacountyboardofsupervisors.webex.com/lacountyboardofsupervisors/onstage/g.php?MTID=ee5fc01acb095f392acaca216562c0242>), 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: 145 406 3921(English)

OR TO LISTEN VIA WEB AND PROVIDE COMMENT:

<https://lacountyboardofsupervisors.webex.com/lacountyboardofsupervisors/onstage/g.php?MTID=ee5fc01acb095f392acaca216562c0242>

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. **SWEARING-IN OF SPEAKER(S)**
5. **INFORMATION ITEM(S) – GOVERNMENT CODE §§ 56751 & 56857 NOTICE**

a. 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 May 12, 2021.
- b. Approve Operating Account Check Register for the month of May 2021.
- c. Receive and file Update on Pending Proposals.
- d. Annexation No. 437 to the County Sanitation District No. 22 of Los Angeles County, and California Environment Quality Act (CEQA) exemption.
- e. Annexation No. 1094 to the Santa Clarita Valley Sanitation District of Los Angeles County, and Environmental Impact Report.

7. **PUBLIC HEARING(S)**

- a. Annexation No. 2019-08 to the Santa Clarita Valley Water Agency (Valencia Water Company); and California Environmental Quality Act (CEQA) exemption.
- b. Annexation No. 2019-07 to the Greater Los Angeles County Vector Control District (Entire City of Vernon) and Amendment to the Greater Los Angeles County Vector Control District Sphere of Influence; and California Environmental Quality Act (CEQA) exemption.
- c. Annexation No. 436 to the County Sanitation District No. 22 of Los Angeles County, and California Environment Quality Act (CEQA) exemption.
- d. Annexation No. 1092 to the Santa Clarita Valley Sanitation District of Los Angeles County, and California Environment Quality Act (CEQA) exemption.
(Continued from the May 12, 2021, Commission meeting).

8. **PROTEST HEARING(S)**

a. None.

9. **OTHER ITEMS**

- a. Proposed Memorandum of Understanding between LAFCO and the Statewide Electronic Courier Universal Recording Environment (“SECURE”)
- b. Proposed Lease Extension for 80 South Lake Avenue

10. **LEGISLATION**

- a. Legislative Update

11. **MISCELLANEOUS CORRESPONDENCE**

- a. May 2021 CALAFCO Quarterly Report
- b. Letter of May 18, 2021 from the California State Association of Counties (CSAC), Urban Counties of California (UCC), Rural County Representatives of California (RCRC), League of California Cities (CalCities), California Special Districts Association (CSDA), California Association of Local Agency Formation Commissions (CALAFCO), Association of California School Administrators (ACSA), Association of California Healthcare Districts (ACHD), California Municipal Utilities Association (CMUA), and the Association of California Water Agencies (ACWA) to Governor Newsom re “Transition Period Prior to Repeal of COVID-related Executive Orders
- c. Letter of June 2, 2021 from Ana Matosantos, Cabinet Secretary to Governor Gavin Newsom, to the California State Association of Counties (CSAC), Urban Counties of California (UCC), Rural County Representatives of California (RCRC), League of California Cities (CalCities), California Special Districts Association (CSDA), California Association of Local Agency Formation Commissions (CALAFCO), Association of California School Administrators (ACSA), Association of California Healthcare Districts (ACHD), California Municipal Utilities Association (CMUA), and the Association of California Water Agencies (ACWA) re “Transition Period Prior to Repeal of COVID-related Executive Orders

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. **PUBLIC COMMENT**

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

15. **FUTURE MEETINGS**

July 14, 2021
 August 11, 2021
 September 8, 2021

DRAFT

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

May 12, 2021

Present:

Jerry Gladbach, Chair

Kathryn Barger
Richard Close
Donald Dear
Margaret Finlay
Gerard McCallum
John Mirisch
Holly Mitchell

Lori Brogin-Falley, Alternate
Michael Davitt, Alternate
David Lesser, Alternate
Mel Matthews, Alternate

Paul Novak, Executive Officer
Tiffani Shin, Legal Counsel

Absent:

Janice Hahn, Alternate

Vacant:

City of Los Angeles, Member
City of Los Angeles, Alternate Member

1 CALL MEETING TO ORDER

The meeting was called to order at 9:05 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 (None). 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 (None).

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

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

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

None.

The Commission moved to Agenda Item No. 9.a.

9 OTHER ITEMS

The following item was called up for consideration:

- a. Independent Auditor's Report for Fiscal Year 2019-20.

The EO summarized the staff report on this item.

Stephen Scannell (Audit Supervisor, Davis Farr LLP) summarized his presentation regarding audit results. Mr. Scannell indicated that Davis Farr, on April 23, 2021, issued an Unmodified Audit Opinion which provides sufficient and appropriate audit evidence to the financial statements with no material or accounting errors.

The Commission took the following action:

- Received and filed the Independent Auditor's Report, audited financial statements, and associated documents for Fiscal Year 2019-20, ending June 30, 2020.

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

The Commission moved back to Agenda Items 6.a. through 6.f.

6 CONSENT ITEM(S)

The Commission took the following actions under Consent Items:

- a. Approved Minutes of April 14, 2021.
- b. Approved Operating Account Check Register for the month of April 2021.
- c. Received and filed update on Pending Proposals.
- d. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 2019-03 to the Santa Clarita Valley Water Agency; Resolution No. 2021-08RMD.
- e. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 428 to the County Sanitation District No. 14 of Los Angeles County; Resolution No. 2021-09RMD.

- f. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 301 to the County Sanitation District No. 15 of Los Angeles County; Resolution No. 2021-10RMD.

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

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- a. MSR No. 2021-01 – Municipal Service Review (MSR) and Sphere of Influence (SOI) Update for the Point Dume Community Services District.

The Commission took the following action:

- Continued Agenda Item 7.a. to the July 14, 2021 Commission meeting without discussion.

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

[Commissioner Mitchell arrived at 9:16 a.m.]

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- b. Annexation No. 434 to the County Sanitation District No. 22 of Los Angeles County.

The EO summarized the staff report on this item.

The EO noted that the staff report inadvertently stated that the affected territory is vacant, when in fact the territory consists of two (2) single-family homes.

The public hearing was opened to receive all testimony on the annexation. There being no testimony and no written opposition, nor e-mails, submitted prior to the close of the public hearing, the public hearing was closed.

The Commission took the following action:

- Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 434 to the County Sanitation District No. 22 of Los Angeles County; Resolution No. 2021-11RMD.

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

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- c. Annexation No. 1092 to the Santa Clarita Valley Sanitation District of Los Angeles County.

The Commission took the following action:

- Continued Agenda Item 7.c. to the June 9, 2021 Commission meeting without discussion.

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

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- d. Annexation No. 1101 to the Santa Clarita Valley Sanitation District of Los Angeles County.

The EO summarized the staff report on this item.

The public hearing was opened to receive all testimony on the annexation. There being no testimony and no written opposition, nor e-mails, submitted prior to the close of the public hearing, the public hearing was closed.

The Commission took the following action:

- Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1101 to the Santa Clarita Valley Sanitation District of Los Angeles County; Resolution No. 2021-12RMD.

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

8 PROTEST HEARING(S)

None.

9 OTHER ITEMS

The following item was called up for consideration:

- b. Other Post-Employment Benefits Actuarial Study as of June 30, 2019.

The EO summarized the staff report on this item.

The Commission took the following action:

- Received and filed the “Local Agency Formation Commission for the County of Los Angeles Actuarial Study of Retiree Health Liabilities Under GSSB 74/75, Valuation Date: June 30, 2019”.

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

[Finlay arrived at 9:25 a.m.]

9 OTHER ITEMS

The following item was called up for consideration:

- c. California Employees Retiree Benefit Trust (CERBT) Fund Transfer.

The EO summarized the staff report on this item.

The Commission took the following action:

- Directed staff to transfer \$200,000 to the California Employee Retirement Benefits Trust (CERBT) fund in current fiscal year, FY 2020-21.

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

* Finlay was unable to vote due to technical issues

10 LEGISLATION

The following item was called up for consideration:

- a. Legislative Update.

The EO summarized the staff report on this item.

The EO provided updates to the following items:

- AB 1581 (Omnibus Bill) was passed on May 6, 2021 by the Assembly Local Government Committee (ALGC).
- On May 11, 2021, the ALGC discussed AB 1195 (Garcia) with several amendments proposed by stakeholders.
- AB 399 (Garcia) was amended to apply only to County Boards of Supervisors and City Council meetings with population of over 250,000 people.
- SB 55, AB 1295, and AB 11 will not move forward this year; these bills will become 2-year bills.

The Commission took the following action:

- Received and filed the Legislative Update.

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

* Finlay was unable to vote due to technical issues

11 MISCELLANEOUS CORRESPONDENCE

- a. Letter of April 15, 2020, from Inglewood Assistant City Manager/Public Works Director Louis A. Atwell, P.E., to LAFCO Executive Officer Paul A. Novak, withdrawing Formation No. 2020-05 of the Inglewood Transportation Management Community Services District.

12 COMMISSIONERS' REPORT

Chair Gladbach indicated that he attended the CALAFCO Southern Region meeting on May 4, 2021. At this meeting, there was discussion about obtaining more information about amendments to Government Code §56133(e) and the contract regarding the annual audit prepared by Davis Farr as shared services with other LAFCOs.

13 EXECUTIVE OFFICER'S REPORT

- a. Written Update
- b. Verbal Update

The EO summarized the EO report on this item.

The Commission took the following action:

- Received and filed the Executive Officer's Report.

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

* Finlay was unable to vote due to technical issues

14 FUTURE MEETINGS

June 9, 2021
July 14, 2021
August 11, 2021

15 FUTURE AGENDA ITEMS

None.

16 ADJOURNMENT MOTION

Chair Gladbach adjourned the live virtual meeting at 9:33 a.m.

Respectfully submitted,

Paul Novak, AICP
Executive Officer

3:25 PM
06/02/21
Cash Basis

LA LAFCO
Register Report
May 2021

Type	Date	Num	Name	Paid Amount	Balance
May 21					
Bill Pmt -Check	05/03/2021	10929	ATT	-227.85	-227.85
Bill Pmt -Check	05/03/2021	10930	Bank of America*	-1,210.94	-1,438.79
Bill Pmt -Check	05/03/2021	10931	CTS Clouds LLC	-637.50	-2,076.29
Bill Pmt -Check	05/03/2021	10932	FedEx	-101.37	-2,177.66
Bill Pmt -Check	05/03/2021	10933	LACERA	-17,516.45	-19,694.11
Bill Pmt -Check	05/03/2021	10934	LACERA-OPEB	-1,662.23	-21,356.34
Bill Pmt -Check	05/03/2021	10935	Motor Parks	-630.00	-21,986.34
Bill Pmt -Check	05/03/2021	10936	Office Depot*	-449.91	-22,436.25
Bill Pmt -Check	05/03/2021	10937	Printing and Copy St...	-328.55	-22,764.80
Bill Pmt -Check	05/03/2021	10938	Promac Image Syst...	-54.49	-22,819.29
Bill Pmt -Check	05/03/2021	10939	Staples	-99.21	-22,918.50
Bill Pmt -Check	05/03/2021	10940	The Lincoln National	-282.70	-23,201.20
Bill Pmt -Check	05/03/2021	10941	Tropical Interior Plants	-125.00	-23,326.20
Bill Pmt -Check	05/03/2021	10942	Wells Fargo	-385.89	-23,712.09
Bill Pmt -Check	05/03/2021	10943	Yvonne Green CPA	-200.00	-23,912.09
Check	05/05/2021	WIRE	TRPF 80 South Lak...	-10,167.70	-34,079.79
Check	05/07/2021	ADP	ADP	-175.18	-34,254.97
Bill Pmt -Check	05/11/2021	10944	Registrar-Recorder/...	-75.00	-34,329.97
Check	05/14/2021	DD	Ambar De La Torre	-2,131.02	-36,460.99
Check	05/14/2021	DD	Douglass S Dorado	-3,129.49	-39,590.48
Check	05/14/2021	DD	Adriana L Flores	-1,159.71	-40,750.19
Check	05/14/2021	DD	Michael E Henderson	-2,385.04	-43,135.23
Check	05/14/2021	DD	Paul A Novak	-5,680.68	-48,815.91
Check	05/14/2021	DD	Alisha O'Brien	-2,396.64	-51,212.55
Check	05/14/2021	DD	Adriana Romo	-3,891.75	-55,104.30
Check	05/14/2021	DD	Federal Tax Deposit	-4,429.42	-59,533.72
Check	05/14/2021	DD	State Income Tax	-1,238.95	-60,772.67
Bill Pmt -Check	05/17/2021	10945	Adriana Romo*	-692.72	-61,465.39
Bill Pmt -Check	05/17/2021	10946	Certified Records M...	-777.22	-62,242.61
Bill Pmt -Check	05/17/2021	10947	Charter Communica...	-417.88	-62,660.49
Bill Pmt -Check	05/17/2021	10948	CoreLogic	-28.80	-62,689.29
Bill Pmt -Check	05/17/2021	10949	Daily Journal*	-545.70	-63,234.99
Bill Pmt -Check	05/17/2021	10950	FedEx	-471.73	-63,706.72
Bill Pmt -Check	05/17/2021	10951	Office Depot*	-109.58	-63,816.30
Bill Pmt -Check	05/17/2021	10952	FedEx	-26.95	-63,843.25
Check	05/21/2021	ADP	ADP	-141.66	-63,984.91
Bill Pmt -Check	05/26/2021	10953	ATT	-388.17	-64,373.08
Bill Pmt -Check	05/26/2021	10954	Bank of America*	-330.49	-64,703.57
Bill Pmt -Check	05/26/2021	10955	LACERA	-15,529.13	-80,232.70
Bill Pmt -Check	05/26/2021	10956	Motor Parks	-630.00	-80,862.70
Bill Pmt -Check	05/26/2021	10957	Office Depot*	-413.32	-81,276.02
Bill Pmt -Check	05/26/2021	10958	The Lincoln National	-282.70	-81,558.72
Bill Pmt -Check	05/26/2021	10959	Tropical Interior Plants	-125.00	-81,683.72
Check	05/28/2021	DD	Ambar De La Torre	-2,131.02	-83,814.74
Check	05/28/2021	DD	Douglass S Dorado	-3,129.49	-86,944.23
Check	05/28/2021	DD	Adriana L Flores	-1,283.58	-88,227.81
Check	05/28/2021	DD	Michael E Henderson	-2,385.04	-90,612.85
Check	05/28/2021	DD	Paul A Novak	-5,732.52	-96,345.37
Check	05/28/2021	DD	Alisha O'Brien	-2,354.77	-98,700.14
Check	05/28/2021	DD	Adriana Romo	-3,891.75	-102,591.89
Check	05/28/2021	DD	State Income Tax	-1,246.13	-103,838.02
Check	05/28/2021	DD	Federal Tax Deposit	-4,473.95	-108,311.97
Check	05/28/2021	61923...	Kathryn Barger	-133.00	-108,444.97
Check	05/28/2021	61923...	Brogan-Falley Lori	-138.52	-108,583.49
Check	05/28/2021	DD	Richard Close	-138.52	-108,722.01
Check	05/28/2021	DD	Michael T Davitt	-138.53	-108,860.54
Check	05/28/2021	DD	Donald Dear	-277.05	-109,137.59
Check	05/28/2021	61923...	Margaret E Finlay	-138.52	-109,276.11
Check	05/28/2021	61923...	Edward G Gladbach	-415.58	-109,691.69
Check	05/28/2021	DD	David J Lesser	-138.52	-109,830.21
Check	05/28/2021	DD	Melvin L Matthews	-138.52	-109,968.73
Check	05/28/2021	DD	Gerard McCallum II	-415.58	-110,384.31
Check	05/28/2021	DD	John A Mirisch	-138.52	-110,522.83
Check	05/28/2021	DD	Holly J Mitchell	-124.86	-110,647.69
Check	05/28/2021	DD	Federal Tax Deposit	-371.62	-111,019.31
May 21				-111,019.31	-111,019.31

AGENDA ITEM NO. 6.c. June 9, 2021							
PENDING PROPOSALS As of June 1, 2021							
		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, and 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
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

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

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
18	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
19	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
20	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	Agenda 06-09-2021	7/23/2019	Jul-2021
21	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 Francisco Canyon Road approximately one mile north of the City of Santa Clarita, in Los Angeles County unincorporated territory near the City of Santa Clarita.	Agenda 05-12-2021	10/17/2019	Jun-2021
22	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	TTR/Auditors determination and approved map and geographic description.	10/2/2019	Unknown
23	AOB	Annexation No. 2019-08 to the Santa Clarita Valley Water Agency (Valencia Water Company)	Santa Clarita Valley Water Agency	349± acres of inhabited territory. The affected territory is generally located southwest of the intersection of The Old Road and Valencia Boulevard, in Los Angeles County unincorporated territory of Stevenson Ranch, near the City of Santa Clarita.	Agenda June, 9 2021	12/30/2019	Jul-2021
24	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.	Agenda, June 9, 2021, (continuated from the May 12, 2021 agenda).	1/28/2020	Jul-2021
25	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.	Agenda, April 14, 2021	1/28/2020	Jun-2021
26	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.	Agenda, May 12, 2021	1/28/2020	Jun-2021
27	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.	Agenda, May 12, 2021	2/4/2020	Jun-2021
28	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
29	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.	Agenda, June 9, 2021	3/12/2020	Jul-2021
30	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.	Agenda, May 12, 2021	5/28/2020	Jun-2021
31	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.	Agenda, June 9, 2021	6/30/2020	Jul-2021

		LAFCO Designation	Applicant	Description	Status	Date Filed	Est. Date of Completion
32	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.	Agenda, April 14, 2021	6/30/2020	Jun-2021
33	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.	Agenda, April 14, 2021	6/30/2020	Jun-2021
34	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.	Agenda, April 14, 2021	6/30/2020	Jun-2021
35	AD	Annexation 300 to District no. 15	Sanitation Districts	9.573± acres of uninhabited territory. The affected territory is located on Palm Hill Lane approximately 500 feet north of Deodar Lane, all within the City of Bradbury.	Notice of Filing Sent 10-05-20 Incomplete filing, property tax transfer resolution.	10/5/2020	Unknown
36	AD	Annexation 301 to District no. 15	Sanitation Districts	0.31 acres of uninhabited territory. The affected territory is located on Shrode Avenue approximately 550 feet east of California Avenue, all within the Unincorporated area of Los Angeles County.	Agenda, May 12, 2021	10/5/2020	Jun-2021
37	AD	Annexation 437 to District no. 22	Sanitation Districts	0.31 acres of uninhabited territory. The affected territory is located on Covina Hills Road approximately 300 feet north of Rancho Creek Road, all within the City of Covina.	Agenda, June 9, 2021	10/5/2020	Jul-2021

Staff Report

June 9, 2021

Agenda Item No. 6.d.

Annexation No. 437 to the County Sanitation District No. 22 of the Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	0.31± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 22 of the Los Angeles County (District)
Resolution:	July 22, 2020
Application Filed with LAFCO:	October 5, 2020
Certificate of Filing	May 18, 2021
Location:	The affected territory is located on Covina Hills Road approximately 300 feet north of Rancho Creek Road and 600 feet east of S. Grand Ave.
City/County:	City of Covina.
Affected Territory:	The affected territory is residential. The territory consists of one (1) existing single-family home. The topography is flat.
Surrounding Territory:	Surrounding territory is residential.
Landowners:	Hector & Lisa Morales
Registered Voters:	Two (2) registered voters as of December 11, 2019.
Purpose/Background:	For the District to provide off-site sewage disposal service.
Jurisdictional Changes:	The jurisdictional changes that result from this proposal include annexation to the County Sanitation District No. 22 of Los Angeles County.

Within SOI:	The jurisdictional changes that result from this proposal include annexation to the County Sanitation District No. 22 of the Los Angeles County.
Waiver of Public Hearing:	Pursuant to Government Code § 56662(a), the Commission may waive notice and the public hearing for the annexation, because the proposal meets all of the following criteria: the affected territory is uninhabited; no affected local agency has submitted a written demand for notice and hearing within ten (10) days following the mailed hearing notice; and all owners of land within the affected have given their written consent to the proposal. Staff has therefore agendized the Proposal on the Commission “Consent Item(s)” portion of the Agenda as Agenda Item 6.d.
California Environmental Quality Act (CEQA) Clearance:	The proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning. A Categorical Exemption was adopted by the County Sanitation District No. 22 of the Los Angeles County, as lead agency, on July 22, 2020.
Additional Information:	None.

CERTIFICATE OF FILING

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

Upon reviewing the proposal for completeness, and pursuant to the requirements of Government Code § 56658, the Executive Officer issued the COF to the applicant on May 18, 2021. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration as Wednesday, June 9, 2021.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT § 56668:

a. Affected population, territory and adjacent areas:

The existing population is three (3) residents as of December 11, 2019. The population density is 9.68 persons per acre.

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

The affected territory is 0.31+/- acres. The territory consists of one (1) existing single-family home.

The assessed valuation is \$604,886 as of August 10, 2020.

The per capita assessed valuation is \$201,628.67.

On December 8, 2020, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a corresponding property tax transfer resolution.

The topography of the affected territory is flat.

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

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

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

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

b. Governmental Services and Controls:

The affected territory includes one (1) existing single-family home which requires organized governmental services.

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

c. *Proposed Action and Alternative Actions:*

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

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

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

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

The proposal does not involve the development of existing vacant lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency.

e. *Agricultural Lands:*

There are no effects on agricultural lands, as defined. None of the land within the affected territory is currently used for the purpose of producing an agricultural commodity for commercial purposes, land left fallow under a crop rotational program, or land enrolled in an agricultural subsidy or set-aside program. According to the California Department of Conservation, Division of Land Resource Protection, none of the land within the affected territory is subject to a Land Conservation Act (aka "Williamson Act") contract nor in a Farmland Security Zone (California Land Conservation Act 2016-2017 Status Report).

f. *Boundaries:*

The boundaries of the affected territory have been clearly defined by the applicant, conform to lines of assessment or ownership, and have been reviewed and approved by LAFCO's GIS/Mapping Technician.

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

g. Regional Transportation Plan:

The Southern California Associated Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080. The closest highway to the annexation is part of the RTP and SCS's State Highway improved program. The closest highway in the RTP/SCS is the Interstate-10 Freeway, which is approximately 2,000 feet from the affected territory.

h. Consistency with Plans:

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

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

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

i. Sphere of Influence:

The affected territory is within the Sphere of Influence of the County Sanitation District No. 22 of the Los Angeles County.

j. Comments from Public Agencies:

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

k. Ability to Provide Services:

The affected territory is currently served by the District and was included in the Joint Outfall System 2010 Master Facilities Plan.

l. Timely Availability of Water Supplies:

There are no known issues regarding water supply or delivery. The affected territory is within the boundaries of the City of Covina Water, which is the local water purveyor.

m. Regional Housing Needs:

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

n. Comments from Landowners, Voters, or Residents:

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

o. Land Use Designations

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

The proposal is consistent with the existing City's zoning designation of City of Covina Residential (CVR1-10,000).

p. Environmental Justice:

All of the owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond. The proposal makes no representations relating to exclusion of people of any race, culture, income and/or national origins with respect to the location of public facilities and the provision of public services, to ensure a healthy environment for all people such that the effects of the pollution are not disproportionately borne by any particular populations or communities.

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory according to data obtained and extracted from the Census Bureau of the United States Department of Commerce 2014-2018 American Community Survey (ACS).

q. Hazard Mitigation Plan:

The City of Covina Hazard Mitigation Plan (approved November 26, 2019) establishes the City's emergency policies and procedures in the event of a disaster and addresses allocation of resources and protection of the public in the event of an emergency.

The Safety Element of the General Plan for the City of Covina (approved March 14, 2000) addresses reduction of the potential risk of death, injuries, and economic damages resulting from natural and man-made hazards.

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

**ADDITIONAL FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT
CODE § 56668.3:**

a) District Annexation or City Detachment:

The proposed action involves a district annexation.

(1) Interest in landowners/inhabitants, district annexations:

The proposed action will be for the interest of the landowners and/or present and/or future inhabitants within the district and within the affected territory.

(2) Interest in landowners/inhabitants, city detachments:

The proposed action does not involve a city detachment.

(3) Any factors which may be considered by the commission provided in Section 56668:

The Commission has addressed the factors in Government Code § 56668, subsections (a) through (q), above.

(4) Any resolution raising objections to the action that may be filed by an affected agency:

No affected agency has filed a resolution raising objections to the proposed action.

(5) Any other matters which the commission deems material.

There are no additional matters which the commission deems material to the proposed action.

**REGIONAL GROWTH CONSIDERED PURSUANT TO GOVERNMENT
CODE § 56668.5:**

The Southern California Associated Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080.

Regional growth goal and policies were a consideration of the proposed action.

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

None.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The proposal is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines § 15319 (a) because the annexation area consists of existing structures developed to the density allowed by the current zoning. A Categorical Exemption was adopted by the County Sanitation District No. 22 of the Los Angeles County, as lead agency, on July 22, 2020.

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

Pursuant to Government Code § 56662(a), the Commission may make determinations upon the proposed annexation without notice and hearing and may waive protest hearings for the reasons

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

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the County Sanitation District No. 22 of the Los Angeles County which will be for the interest of landowners and/or present and/or future inhabitants within the District and within the annexation territory.

RECOMMENDED ACTION:

1. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 437 to the County Sanitation District No. 22 of the Los Angeles County.

**RESOLUTION NO. 2021-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 437 TO THE COUNTY SANITATION DISTRICT NO. 22
OF THE LOS ANGELES COUNTY"**

WHEREAS, the County Sanitation District No. 22 of the Los Angeles County (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with § 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the District, all within the City of Covina; and

WHEREAS, the proposed annexation consists of approximately 0.31± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 437 to the County Sanitation District No. 22 of the Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal to one (1) existing single-family home; and

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

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

WHEREAS, the Executive Officer set the item for consideration for June 9, 2021 at 9:00 a.m., at the Commission's virtual meeting held by teleconference and web access, 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"; and

WHEREAS, on June 9, 2021, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, with respect to Annexation No. 437 to the County Sanitation District No. 22 of Los Angeles County, finds that the annexation is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines § 15319(a), because it consists of areas containing existing structures developed to the density allowed by the current zoning.
2. Pursuant to Government Code § 56662(a), the Commission hereby finds and determines that:
 - a. The territory encompassed by the annexation is uninhabited; and
 - b. Pursuant to Government Code §§ 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

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

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

- 3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
- 4. The affected territory consists of 0.31± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 437 to the County Sanitation District No. 22 of the Los Angeles County".

- 5. Annexation No. 437 to the County Sanitation District No. 22 of the Los Angeles County is hereby approved, subject to the following terms and conditions:

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

- c. Recordation of the Certificate of Completion shall not occur prior to the conclusion of the 30-day reconsideration period provided under Government Code § 56895.
- d. All fees due to LAFCO, the County of Los Angeles (including, but not limited to, fees owed to the County Assessor and/or the Registrar-Recorder/County Clerk), and the State of California Board of Equalization; shall be paid by the Applicant, in full, prior to LAFCO's filing the Certificate of Completion. Failure to pay any and all fees due to LAFCO, the County of Los Angeles, and the State Board of Equalization, within one year of the Commission approval of this change of organization/reorganization, will result in the change of organization/reorganization being terminated pursuant to Government Code §57001 unless, prior to expiration of that year, the Commission authorizes an extension of time for that completion.
- e. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
- f. The regular County assessment roll shall be utilized by the District.
- g. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
- h. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
- i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County

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

- j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation.

- 6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 22 of the Los Angeles County.
- 7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
- 8. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*
- 9. 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.

PASSED AND ADOPTED this 9th day of June 2021.

MOTION:

SECOND:

AYES:

NOES:

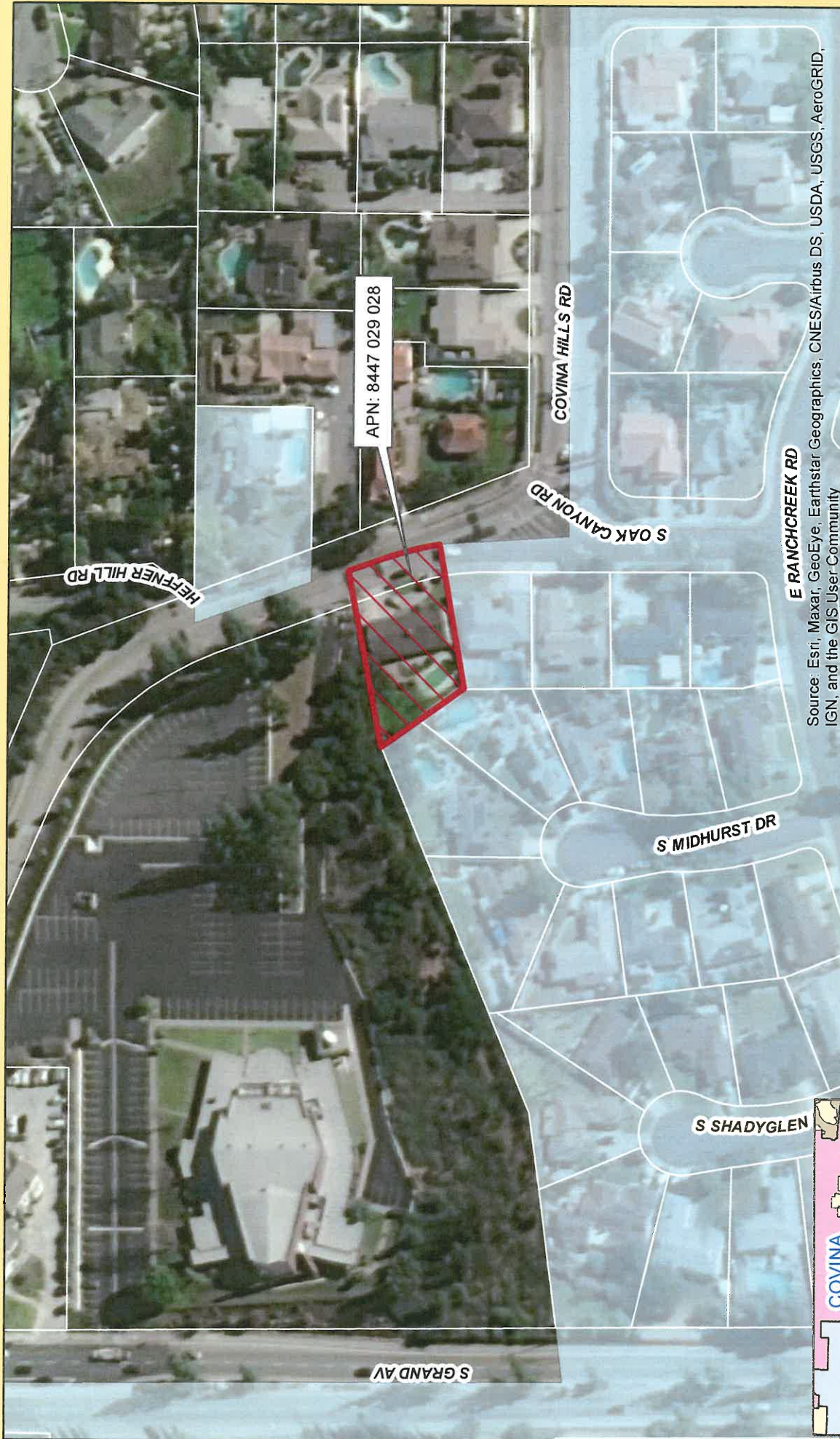
ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

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

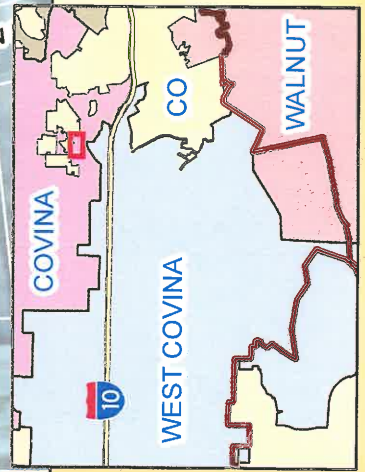
**Paul A. Novak, AICP
Executive Officer**



Annexation No. 437 to County Sanitation District No. 22

Legend

-  CSD Annexation 22-437
-  Los Angeles County Sanitation District No. 22
-  Sphere of Influence, CSD 22
-  City of Covina



Staff Report

June 9, 2021

Agenda Item No. 6.e.

Annexation No. 1094 to the Santa Clarita Valley Sanitation District of the Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	79.084± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of the Los Angeles County (District)
Resolution:	June 15, 2020
Application Filed with LAFCO:	June 30, 2020
Certificate of Filing	May 18, 2021
Location:	The affected territory is located north of Antelope Valley Freeway, west of Oak Springs Canyon Road, east of Soledad Canyon Road, and south of Thompson Ranch Drive.
City/County:	City of Santa Clarita
Affected Territory:	The affected territory is vacant. The territory consists of 580 proposed single-family homes and one proposed mixed-use commercial development. The topography is flat.
Surrounding Territory:	Surrounding territory is residential and commercial.
Landowner:	Sand Canyon Plaza LLC
Registered Voters:	Zero (0) registered voters as of June 15, 2020.
Purpose/Background:	For the District to provide off-site sewage disposal service.

Jurisdictional Changes:	The jurisdictional changes that result from this proposal include annexation to Santa Clarita Valley Sanitation District of the Los Angeles County.
Within SOI:	The affected territory is within the Santa Clarita Valley Sanitation District SOI.
Waiver of Public Hearing:	Pursuant to Government Code § 56662(a), the Commission may waive notice and the public hearing for the annexation, because the proposal meets all of the following criteria: the affected territory is uninhabited; no affected local agency has submitted a written demand for notice and hearing within ten (10) days following the mailed hearing notice; and all owners of land within the affected have given their written consent to the proposal. Staff has therefore agendized the Proposal on the Commission "Consent Item(s)" portion of the Agenda as Agenda Item 6.e.
California Environmental Quality Act (CEQA) Clearance:	The California Environmental Quality Act (CEQA) clearance is an Environmental Impact Report certified by the City of Santa Clarita, as lead agency, on September 12, 2017.
Additional Information:	None.

CERTIFICATE OF FILING

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

Upon reviewing the proposal for completeness, and pursuant to the requirements of Government Code § 56658, the Executive Officer issued the COF to the applicant on May 18, 2021. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration as Wednesday, June 9, 2021.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT § 56668:

a. Affected population, territory and adjacent areas:

The existing population is zero (0) residents as of December 8, 2017.

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

The estimated future population is 1700 residents.

The affected territory is 79.084+/- acres. The affected territory is vacant. The territory consists of 580 proposed single-family homes and one proposed mixed-use commercial development.

The assessed valuation is \$8,006,849 as of December 8, 2017.

The per capita assessed valuation issue does not apply because the affected territory is unpopulated.

On December 8, 2020, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a corresponding property tax transfer resolution.

The topography of the affected territory is flat.

The Santa Clarita River is south of the affected territory.

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

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

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

b. Governmental Services and Controls:

The affected territory will be developed to include 580 proposed single-family homes and one proposed mixed-use commercial development which requires organized governmental services. The affected territory will require governmental services indefinitely.

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

c. Proposed Action and Alternative Actions:

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

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

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

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

The proposal involves the development of existing vacant and/or nonprime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency.

e. Agricultural Lands:

There are no effects on agricultural lands, as defined. None of the land within the affected territory is currently used for the purpose of producing an agricultural commodity for commercial purposes, land left to fallow under a crop rotational program, or land enrolled in an agricultural subsidy or set-aside program. According to the California Department of Conservation, Division of Land Resource Protection, none of the land within the affected

territory is subject to a Land Conservation Act (aka “Williamson Act”) contract nor in a Farmland Security Zone (California Land Conservation Act 2016-2017 Status Report).

f. Boundaries:

The boundaries of the affected territory have been clearly defined by the applicant, conform to lines of assessment or ownership, and have been reviewed and approved by LAFCO's GIS/Mapping Technician.

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

g. Regional Transportation Plan:

The Southern California Associated Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080. The closest highway to the annexation is part of the RTP and SCS's State Highway improved program. The closest highway in the RTP/SCS is the Antelope Valley Freeway, which is immediately south of the affected territory.

h. Consistency with Plans:

The proposal is consistent with the existing City's General Plan designation of Mixed Used Neighborhood (MXN).

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

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

i. Sphere of Influence:

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

j. Comments from Public Agencies:

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

k. Ability to Provide Services:

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

l. Timely Availability of Water Supplies:

There are no known issues regarding water supply or delivery. The affected territory is within the boundaries of the Santa Clarita Water Division which is the local water purveyor.

m. Regional Housing Needs:

This proposal will assist the City's ability to achieve its fair share of the regional housing needs since the annexation area is being developed with 580 proposed single-family homes.

n. Comments from Landowners, Voters, or Residents:

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

o. Land Use Designations

The proposal is consistent with the existing City's General Plan designation of Mixed Used Neighborhood (MXN).

The proposal is consistent with the existing City's zoning designation of Mixed Used Neighborhood (MXN).

p. Environmental Justice:

The owner of real property within the affected territory has requested, in writing, that the District provide off-site sewage disposal service. Property owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond. The proposal makes no representations relating to exclusion of people of any race, culture, income and/or national origins with respect to the location of public facilities and the provision of public services, to ensure a healthy environment for all people such that the effects of the pollution are not disproportionately borne by any particular populations or communities.

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory according to data obtained and extracted from the Census Bureau of the United States Department of Commerce 2014-2018 American Community Survey (ACS).

q. Hazard Mitigation Plan:

The City of Santa Clarita Local Hazard Mitigation Plan (revised September 15, 2015) establishes the City's emergency policies and procedures in the event of a disaster and addresses allocation of resources and protection of the public in the event of an emergency.

The Safety Element of the General Plan for the City of Santa Clarita (approved June 2011) addresses reduction of the potential risk of death, injuries, and economic damages resulting from natural and man-made hazards.

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

**ADDITIONAL FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT
CODE § 56668.3:**

a) District Annexation or City Detachment:

The proposed action involves a district annexation.

(1) Interest in landowners/inhabitants, district annexations:

The proposed action will be for the interest of the landowners and/or present and/or future inhabitants within the district and within the affected territory.

(2) Interest in landowners/inhabitants, city detachments:

The proposed action does not involve a city detachment.

(3) Any factors which may be considered by the commission provided in Section 56668:

The Commission has addressed the factors in Government Code § 56668, subsections (a) through (q), above.

(4) Any resolution raising objections to the action that may be filed by an affected agency:

No affected agency has filed a resolution raising objections to the proposed action.

(5) Any other matters which the commission deems material.

There are no additional matters which the commission deems material to the proposed action.

**REGIONAL GROWTH CONSIDERED PURSUANT TO GOVERNMENT
CODE § 56668.5:**

The Southern California Associated Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080.

Regional growth goal and policies were a consideration of the proposed action.

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

None.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The CEQA clearance is an Environmental Impact Report (EIR) certified by the City of Santa Clarita as lead agency, on September 12, 2017. The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096. The Environmental Impact Report is available at this link: (<https://lalafco.org/wp-content/uploads/documents/2021-meeting/SCV->

[1094%201644-Sand%20Canyon%20Final%20EIR_110917.pdf](#)) and through the offices of the Los Angeles LAFCO.

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

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

CONCLUSION:

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

RECOMMENDED ACTION:

1. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1094 to the Santa Clarita Valley Sanitation District of the Los Angeles County.

**RESOLUTION NO. 2021-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 1094 TO THE SANTA CLARITA VALLEY SANITATION DISTRICT
OF THE LOS ANGELES COUNTY"**

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

WHEREAS, the proposed annexation consists of approximately 79.084± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1094 to the Santa Clarita Valley Sanitation District of the Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for 580 proposed single-family homes and one proposed mixed-use commercial development; and

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

WHEREAS, the Commission has determined that the Proposal meets all of the criteria

for the Commission to make a determination without notice and hearing and waive protest proceedings entirely, pursuant to Government Code § 56662; and

WHEREAS, the Executive Officer set the item for consideration for June 9, 2021 at 9:00 a.m., at the Commission's virtual meeting held by teleconference and web access, 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"; and

WHEREAS, on June 9, 2021, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 1094 to the Santa Clarita Valley Sanitation District of the Los Angeles County, pursuant to State CEQA Guidelines § 15096, the Commission considered the Final Environmental Impact Report prepared and certified by the City of Santa Clarita, as lead agency, on September 12, 2017 for the project; certifies that the Commission has independently reviewed and considered and reached its own conclusions regarding the environmental effects of the City of Santa Clarita's approvals related to the project as shown in the Final Environmental Impact Report; adopts the Mitigation Monitoring and Reporting Program, as applicable, finding that the Mitigation Monitoring and Reporting Program is adequately designed to ensure compliance with the mitigation measures during project implementation; and determines that the significant adverse effects of the project have either been reduced to an acceptable level or are outweighed by the specific considerations of the project, as

outlined in the Environmental Findings of Fact and Statement of Overriding Considerations, which findings and statement are adopted and incorporated herein by reference as applicable.

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

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

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

3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 79.084± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1094 to the Santa Clarita Valley Sanitation District of the Los Angeles County".

5. Annexation No. 1094 to the Santa Clarita Valley Sanitation District of the Los Angeles County is hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.
- c. Recordation of the Certificate of Completion shall not occur prior to the conclusion of the 30-day reconsideration period provided under Government Code § 56895.
- d. All fees due to LAFCO, the County of Los Angeles (including, but not limited to, fees owed to the County Assessor and/or the Registrar-Recorder/County Clerk), and the State of California Board of Equalization; shall be paid by the Applicant, in full, prior to LAFCO's filing the Certificate of Completion. Failure to pay any and all fees due to LAFCO, the County of Los Angeles, and the State Board of Equalization, within one year of the Commission approval of this change of organization/reorganization, will result in the change of

organization/reorganization being terminated pursuant to Government Code §57001 unless, prior to expiration of that year, the Commission authorizes an extension of time for that completion.

- e. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
 - f. The regular County assessment roll shall be utilized by the District.
 - g. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
 - h. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
 - i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.
 - j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the Santa Clarita Valley Sanitation District of the Los Angeles County.

7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
8. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*
9. 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.

PASSED AND ADOPTED this 9th day of June 2021.

MOTION:

SECOND:

AYES:

NOES:

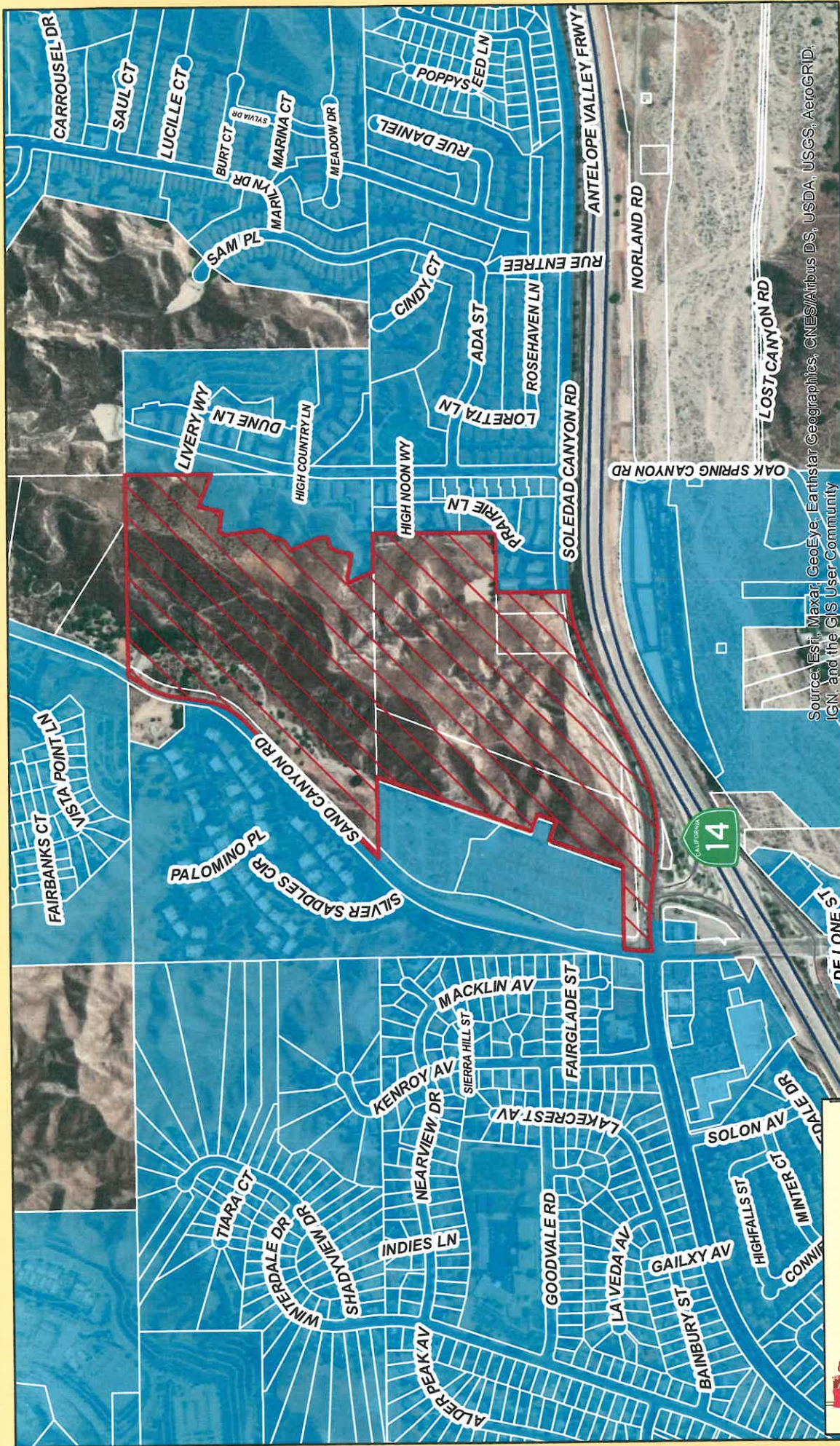
ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0





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

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



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

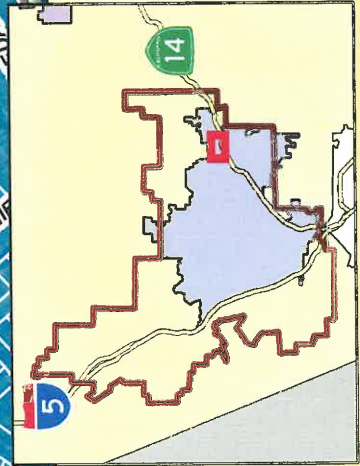
Legend

-  SCV-1094
-  City of Santa Clarita
-  Santa Clarita Valley Sanitation District of Los Angeles County
-  Sphere of Influence, CSD SCV

Annexation No. 1094 to the Santa Clarita Valley Sanitation District of Los Angeles County



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



Staff Report

June 9, 2021

Agenda Item No. 7.a.

Annexation No. 2019-08 to the Santa Clarita Valley Water Agency (Valencia Water Company)

PROPOSAL SUMMARY:

Size of Affected Territory:	344 ± acres
Inhabited/Uninhabited:	Inhabited
Applicant:	Santa Clarita Valley Water Agency (“SCVWA”)
Resolution:	December 17, 2019
Application Filed with LAFCO:	December 30, 2019
Certificate of Filing	May 13, 2021
Location:	The affected territory is located west of The Old Road, north of Pico Canyon Road, and south of Westridge Parkway; and southwest of intersection of The Old Road and Valencia Boulevard.
City/County:	Los Angeles County unincorporated territory (Stevenson Ranch).
Affected Territory:	The affected territory includes a total of 543 parcels [473 parcels are completely outside the current jurisdictional boundary of the SCVWA and require annexation into the boundary of the SCVWA, 69 parcels (portions of parcels) are not completely within the current jurisdictional boundary of the SCVWA and require annexation into the boundary of the SCVWA , and one (1) parcel, which consists of a water tank, owned and operated by the SCVWA, is not within the current jurisdictional boundary of the SCVWA and requires annexation of the water utility site into the boundary of the SCVWA]. Of the 473 parcels, there are 450 single-family homes, 20 vacant parcels, two (2) schools, and one (1) Homeowner’s Association (HOA)-owned landscaped area. Of the 69 parcels (portions of parcels), there are 63 single-family homes, one (1) school,

and five (5) HOA-owned landscaped areas. There are no natural boundaries within the affected territory. The topography consists of moderately flat to moderately steep terrain. There are currently no flood control facilities within or adjacent to the affected territory. There is no change of land use and/or future planned development.

Surrounding Territory:

The affected territory is bordered by undeveloped open space to the west and single-family residences to the east. To the south is primarily undeveloped open space. The properties to the north consist of water utilities, single-family residences, and an elementary school.

Landowners/Real Party/
Parties of Interest:

There are multiple owners of record.

Registered Voters:

1,391 registered voters as of November 4, 2020.

Purpose/Background:

The reason for the annexation as set forth in the application is for the Santa Clarita Valley Water Agency to comply with a requirement of Senate Bill 634, a bill which consolidated the former Castaic Lake Water Agency and the Newhall County Water District into the Santa Clarita Valley Water Agency, and which took effect on January 1, 2018; and to comply with Condition No. 9 of the Application for Conditions No. 2018-01 to the Santa Clarita Valley Water Agency approved by the Commission on April 11, 2018. The affected territory is a remaining area formerly served by the Valencia Water Company, which was purchased by the SCVWA on January 22, 2018. Because the affected territory is outside the jurisdictional boundaries of the SCVWA, the Commission imposed Condition No. 9 to require the SCVWA to file a proposal with LAFCO to annex the affected territory into the SCVWA.

Jurisdictional Changes:

The jurisdictional change that results from this proposal is the annexation of the affected territory into jurisdictional boundaries of the Santa Clarita Valley Water Agency.

Within SOI:

Yes. The affected area was incorporated into the SOI for the SCVWA by your Commission at the August 12, 2020 LAFCO meeting consistent with the recommendations of the Municipal Service Review for the SCVWA.

Public Hearing:	Pursuant to Government Code § 56658(h), and upon issuing a Certificate of Filing, the Executive Officer set the proposal for public hearing and gave published notice thereof, within the required ninety (90) days.
Protest Proceedings	Pursuant to Government Code § 57000(b), if the proposal is approved by the Commission, the Commission shall conduct protest proceedings.
California Environmental Quality Act (CEQA) Clearance:	The proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15061(b)(3) because it can be seen with certainty that there is no possibility that the annexation may have a significant effect on the environment. In addition, this annexation is categorically exempt from CEQA pursuant to §15320 because the annexation implements a change in organization of a local agency where the changes do not change the geographical area in which previously existing powers are exercised. A Categorical Exemption was adopted by the Santa Clarita Valley Water Agency, as lead agency, on December 18, 2019.
Additional Information:	None.

CERTIFICATE OF FILING

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

Upon reviewing the proposal for completeness, and pursuant to the requirements of Government Code § 56658, the Executive Officer issued the COF to the applicant on May 13, 2021. In conjunction with the issuance of the COF, the Executive Officer set the public hearing date as Wednesday, June 9, 2021.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT § 56668:

a. Affected population, territory and adjacent areas:

The existing population is 1,939 residents as of December 1, 2020. The population density is 5.64 persons per acre.

The estimated future population is 1,939 residents (no anticipated change).

The affected territory is 344+/- acres. The existing land use(s) include 513 single-family homes, 20 vacant parcels, three (3) schools, six (6) landscaped areas, and one (1) water utility site. There is no proposed/future land use development.

The assessed valuation is \$388,419,032 as of December 1, 2020.

The per capita assessed valuation is \$1,129,125.

On March 9, 2021, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a corresponding property tax transfer resolution.

The topography of the affected territory is moderately flat to moderately steep terrain.

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

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

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

b. Governmental Services and Controls:

The affected territory includes 543 parcels [513 single-family homes, 20 vacant parcels, three (3) schools, six (6) landscaped area, and one (1) water utility site] which requires organized governmental services].

The present cost and adequacy of government services and controls in the area are acceptable. The probable effect of the proposed action and of alternative courses of action on the cost and adequacy of services and controls in the affected territory and adjacent areas is minimal.

Potential enhanced services may be financed by general fund revenues, developer impact fees, community facilities districts, bonds, assessments, grants, and/or user fees.

c. Proposed Action and Alternative Actions:

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

The effect of alternate actions on mutual social and economic interests and on the local governmental structure of the County is minimal.

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

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

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

The proposal does not involve the development of existing vacant lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency.

The proposal does not involve the development of existing non-prime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency.

e. *Agricultural Lands:*

There are no effects on agricultural lands, as defined. None of the land within the affected territory is currently used for the purpose of producing an agricultural commodity for commercial purposes. According to the California Department of Conservation, Division of Land Resource Protection, none of the land within the affected territory is subject to a Land Conservation Act (aka “Williamson Act”) contract nor in a Farmland Security Zone (California Land Conservation Act 2016-2017 Status Report).

f. *Boundaries:*

The boundaries of the affected territory have been clearly defined by the applicant, do not conform to lines of assessment or ownership, and have been reviewed and approved by LAFCO's GIS/Mapping Technician. Of the total of 543 parcels, one (1) parcel (APN: 2826 009 104) consists of a large parcel (open space, mountainous area). Instead of annexing the entire parcel, SCVWA is requesting that only the water utility site be annexed into the SCVWA.

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

g. *Regional Transportation Plan:*

The Southern California Associated Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080. The closest highway to the annexation is part of the RTP and SCS's State Highway improved program. The closest highway in the RTP/SCS is the Interstate 5 (I-5) Freeway, which is approximately 0.87 miles or 4,650 feet from the affected territory.

h. Consistency with Plans:

The proposal is consistent with the existing Santa Clarita Valley Area Plan designation of one single-family dwelling with a minimum lot size of 5,000 square feet (R-1-5000), single-family residential with a minimum lot size of 5,00 square feet (A-2-5), and open space (O-S).

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

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

i. Sphere of Influence:

The affected territory is within the Sphere of Influence of the Santa Clarita Valley Water Agency.

j. Comments from Public Agencies:

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

k. Ability to Provide Services:

The affected territory is already being served by the Santa Clarita Valley Water Agency.

l. Timely Availability of Water Supplies:

There are no known issues regarding water supply or delivery. The Santa Clarita Valley Water Agency already provides retail water service to customers within the affected territory.

m. Regional Housing Needs:

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

n. Comments from Landowners, Voters, or Residents:

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

o. Land Use Designations

The proposal is consistent with the existing Santa Clarita Valley Area Plan designation of one single-family dwelling with a minimum lot size of 5,000 (R-1-5000), single-family residential with a minimum lot size of 5,00 square feet (A-2-5), and open space (O-S).

The proposal is consistent with the existing Santa Clarita Valley Area Plan zoning designation of Heavy Agricultural (A-2), Single-family Residential (R-1), and Open Space (O-S).

p. Environmental Justice:

The proposal makes no representations relating to exclusions of peoples of any race, culture, income and/or national origins with respect to the location of public facilities and public services, to ensure a healthy environment for all people such that the effects of the pollution are not disproportionately borne by any particular populations or communities.

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory according to data obtained and extracted from the Census Bureau of the United States Department of Commerce 2014-2018 American Community Survey (ACS).

q. Hazard Mitigation Plan:

The County of Los Angeles All-Hazard Mitigation Plan (approved February 24, 2014) establishes the County's emergency policies and procedures in the event of a disaster and addresses allocation of resources and protection of the public in the event of an emergency.

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

The affected territory is within a Very High Fire Hazard Zone pursuant to maps published by the California Department of Forestry and Fire Protection (Cal Fire). The affected territory is within the maps that identify State Responsibility Area (SRA). Both the County of Los Angeles All-Hazard Mitigation Plan and the Safety Element of the General Plan include information relating to mitigation and management of wildfire and fire hazard severity zones.

ADDITIONAL FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668.3:

a) District Annexation or City Detachment:

The proposed action involves a district annexation.

(1) Interest in landowners/inhabitants, district annexations:

The proposed action will be for the interest of the landowners and/or present and/or future inhabitants within the district and within the affected territory.

(2) Interest in landowners/inhabitants, city detachments:

The proposed action will be for the interest of the landowners and/or present and/or future inhabitants within the city and within the affected territory.

(3) Any factors which may be considered by the commission provided in Section 56668:

The Commission has addressed the factors in Government Code § 56668, subsections (a) through (q), above.

(4) Any resolution raising objections to the action that may be filed by an affected agency:

No affected agency has filed a resolution raising objections to the proposed action.

(5) Any other matters which the commission deems material.

There are no additional matters which the commission deems material to the proposed action.

**REGIONAL GROWTH CONSIDERED PURSUANT TO GOVERNMENT
CODE § 56668.5:**

The Southern California Associated Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080.

Regional growth goal and policies were not a consideration of the proposed action.

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

None.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15061(b)(3) because it can be seen with certainty that there is no possibility that the annexation may have a significant effect on the environment. In addition, this annexation is categorically exempt from CEQA pursuant to §15320 because the annexation implements a change in organization of a local agency where the changes do not change the geographical area in which previously existing powers are exercised. A Categorical Exemption was adopted by the Santa Clarita Valley Water Agency, as lead agency, on December 18, 2019.

PUBLIC HEARING NOTICE:

Required Public Hearing Notice: LAFCO is required to provide notice of the public hearing “in one or more newspapers of general circulation within each affected county, affected city, or affected district,” pursuant to Government Code § 56153, and notice “shall be commenced at least 21 days prior to the date specified in the notice for the public hearing,” pursuant to Government Code § 56154. LAFCO staff published a hearing notice in the Daily Commerce on Monday, May 17, 2021. The publication in the Daily Commerce satisfied all legal requirements for public hearing notice pursuant to State Law.

Additional Public Hearing Notice: In addition to the published notice in the Daily Commerce on May 17, 2021 in compliance with Government Code § 56153, LAFCO staff published the hearing notice in The Signal on May 20, 2021. LAFCO staff also mailed the public hearing

notice to all landowners within the affected territory, all registered voters within the affected territory, and all landowners and registered voters within three hundred feet (300') of the boundaries by first class U.S. Mail by Tuesday, May 18, 2021. This additional mailed notice—of approximately 2,900 public hearing notices—is above and beyond what is required by State Law.

Pursuant to Government Code § 56157(h), “[i]f the total number of notices required to be mailed in accordance with subdivisions (d) and (f) exceeds 1,000, then notice may instead be provided by publishing a display advertisement of at least one-eighth page in a newspaper, as specified in § 56153, at least 21 days prior to the hearing.” Given the high level of interest in the SCVWA service area, staff deliberately chose not to rely solely upon the “one-eighth page publication” option—instead, staff mailed approximately 2,900 hearing notices.

LAFCO staff made a determination to forego the limitation provided in Government Code § 56157(h) in order to provide interested parties with notification as follows:

- Written notice to landowners within the affected territory and within three hundred feet (300') of the boundaries of the affected territory pursuant to Government Code § 56157(d). LAFCO mailed the public hearing notice to said landowners via first-class mail (United States Postal Service) on Monday, May 17, 2021.
- Written notice to registered voters within the affected territory and within three hundred feet (300') of the boundaries of the affected territory pursuant to Government Code § 56157(f). LAFCO mailed the public hearing notice to said registered voters via first-class mail (United States Postal Service) on Monday, May 17, 2021.

CONCLUSION:

Government Code § 56000 et seq, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (“Act”), is the primary law governing LAFCOs. The Act encourages the “logical formation and determination of local agency boundaries,” and generally discourages the extension of services outside of a special district’s jurisdictional boundary. The SCVWA provides retail water service to customers within the boundaries of the former Valencia Water Company, and has done so since the SCVWA acquired the former Valencia Water Company in 2018. Given the foregoing, staff recommends approval of the proposal as a logical and reasonable extension of the Santa Clarita Valley Water Agency which will be for the interest of landowners and/or present and/or future inhabitants within the Santa Clarita Valley Water Agency and within the annexation territory.

RECOMMENDED ACTION:

1. Open the public hearing and receive testimony on the annexation;
2. There being no further testimony, close the public hearing;

3. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving Annexation No. 2019-08 to the Santa Clarita Valley Water Agency (Valencia Water Company); and
4. Pursuant to Government Code § 57002, set the Protest Hearing for July 14, 2021 at 9:00 a.m., at the Commission's virtual meeting held by teleconference and web access, pursuant to the provisions of the Governor's Executive Order 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", unless cancelled or rescheduled by the Commission or the Commission Chair approves an alternative meeting location.

**RESOLUTION NO. 2021-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 2019-08 TO THE SANTA CLARITA VALLEY WATER AGENCY
(VALENCIA WATER COMPANY)"**

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

WHEREAS, the proposed annexation consists of approximately 344± acres of inhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2019-08 to the Santa Clarita Valley Water Agency"; and

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

WHEREAS, the Santa Clarita Valley Water Agency's application to initiate proceedings is in compliance with Senate Bill 634, a bill which consolidated the former Castaic Lake Water Agency and the Newhall County Water District into the Santa Clarita Valley Water Agency, and which took effect on January 1, 2018, and in compliance with Condition No. 9 of the Application for Conditions No. 2018-01 to the Santa Clarita Valley Water Agency approved by the Commission on April 11, 2018. The affected territory is the area formerly served by the

Valencia Water Company, which was purchased by the SCVWA on January 22, 2018. Because the affected territory is outside the jurisdictional boundaries of the SCVWA, the Commission imposed Condition No. 9 to require the SCVWA to file a proposal with LAFCO to annex the affected territory into the SCVWA; and

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

WHEREAS, the Executive Officer has given notice of the public hearing pursuant to Government Code §§ 56150-56160, 57025, and 57026, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on May 17, 2021, which is at least 21 days prior to the public hearing, and in excess of statutory requirements, said hearing notice was also mailed to all landowners and registered voters within the affected territory, and to all landowners and registered voters within three hundred feet (300') of the boundaries of the affected territory by first-class mail on or before the date of newspaper publication; and

WHEREAS, on June 9, 2021, 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, pursuant to Government Code § 57002, the Commission set the Protest Hearing for July 14, 2021 at 9:00 a.m., at the Commission's virtual meeting held by teleconference and web access, pursuant to the provisions of the Governor's Executive Order

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", unless cancelled or rescheduled by the Commission or the Commission Chair approves an alternative meeting location

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, acting as a responsible agency with respect to Annexation No. 2019-08 to the Santa Clarita Valley Water Agency (Valencia Water Company), finds that the annexation is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines § 15061(b)(3) because it can be seen with certainty that there is no possibility that the annexation may have a significant effect on the environment. In addition, the annexation is categorically exempt from CEQA pursuant to §15320 because the annexation implements a change in organization of a local agency where the changes do not change the geographical area in which previously existing powers are exercised.
2. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
3. The affected territory consists of 344± acres, is inhabited, and is assigned the following short form designation: "Annexation No. 2019-08 to the Santa Clarita Valley Water Agency".
4. Annexation No. 2019-08 to the Santa Clarita Valley Water Agency is hereby approved, subject to the following terms and conditions:
 - a. The Santa Clarita Valley Water Agency agrees to defend, hold harmless and

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

- b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.
- c. Recordation of the Certificate of Completion shall not occur prior to the conclusion of the 30-day reconsideration period provided under Government Code § 56895.
- d. All fees due to LAFCO, the County of Los Angeles (including, but not limited to, fees owed to the County Assessor and/or the Registrar-Recorder/County Clerk), and the State of California Board of Equalization; shall be paid by the Applicant, in full, prior to LAFCO's filing the Certificate of Completion. Failure to pay any and all fees due to LAFCO, the County of Los Angeles, and the State Board of Equalization, within one year of the Commission approval of this change of organization/reorganization, will result in the change of organization/reorganization being terminated pursuant to Government Code §57001 unless, prior to expiration of that year, the Commission authorizes an extension of time for that completion.
- e. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the Santa Clarita Valley Water

Agency.

- f. The regular County assessment roll shall be utilized by the Santa Clarita Valley Water Agency.
 - g. The affected territory will be taxed for any existing general indebtedness, if any, of the Santa Clarita Valley Water Agency.
 - h. Annexation of the affected territory described in Exhibits "A" and "B" into the jurisdictional boundaries of the Santa Clarita Valley Water Agency.
 - i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.
5. Pursuant to Government Code § 57002, the Commission hereby sets the protest hearing for July 14, 2021 at 9:00 a.m. and directs the Executive Officer to give notice thereof pursuant to Government Code §§ 57025 and 57026.
6. The Commission hereby orders the inhabited territory described in Exhibits "A" and "B" to be annexed to the Santa Clarita Valley Water Agency.
7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
8. Pursuant to Government Code § 56883, the Executive Officer may make non-substantive corrections to this resolution to address any technical defect, error,

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irregularity, or omission.

PASSED AND ADOPTED this 9th day of June 2021.

MOTION:

SECOND:

AYES:

NOES:

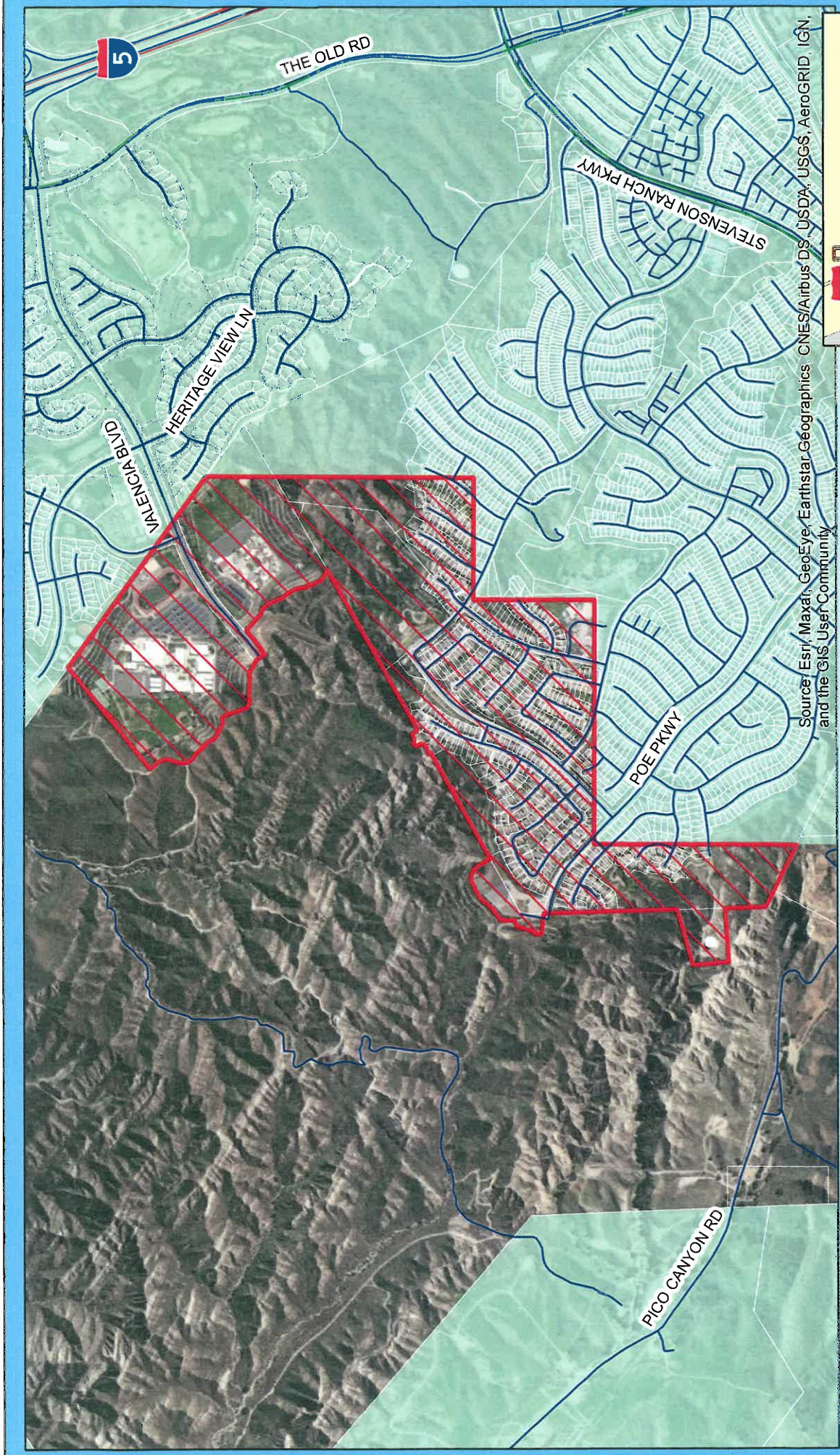
ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0






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

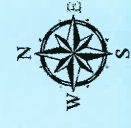
**Paul A. Novak, AICP
Executive Officer**



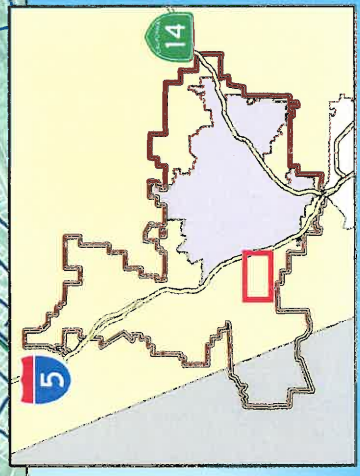
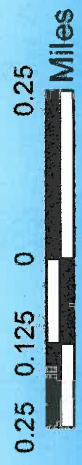
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Annexation No. 2019-08 to the Santa Clarita Valley Water Agency

- Legend**
-  Annexation 2019-08
 -  Santa Clarita Valley Water Agency
 -  Santa Clarita Valley Water Agency Sphere of Influence (SOI)
 -  City of Santa Clarita
 -  County Unincorporated



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



Staff Report

June 9, 2021

Agenda Item No. 7.b.

**Annexation No. 2019-07 to the Greater Los Angeles County Vector Control District
(Entire City of Vernon) and Amendment to the Greater Los Angeles County Vector
Control District Sphere of Influence**

PROPOSAL SUMMARY:

Size of Affected Territory:	3,301± acres
Inhabited/Uninhabited:	Inhabited
Applicant:	City of Vernon
Resolution:	December 15, 2016
Application Filed with LAFCO:	July 23, 2019
Certificate of Filing	May 12, 2021
Location:	The affected territory is the entire City of Vernon, located east of Interstate 710, surrounded by the cities of Los Angeles, Commerce, Bell, Maywood, Huntington Park, and unincorporated County territory.
City/County:	City of Vernon
Affected Territory:	The affected territory consists of residential, commercial, industrial, and vacant land in the City of Vernon. The Los Angeles River runs through the affected territory. The topography is general flat.
Surrounding Territory:	The cities of Los Angeles, Commerce, Bell, Maywood, Huntington Park, and County territory surround the affected territory.
Landowner(s)/Real Party/ Parties of Interest:	There are multiple owners of land on record.
Registered Voters:	96 registered voters as of April 2019, per the Applicant.

Purpose/Background:	The purpose of this annexation is for the entire City of Vernon to receive vector control services.
Jurisdictional Changes:	The jurisdictional changes that result from this proposal include annexation to the Greater Los Angeles County Vector Control District and an amendment to the Greater Los Angeles County Vector Control District Sphere of Influence (SOI).
Within SOI:	No, but a concurrent SOI amendment is being processed along with this proposal.
Public Hearing:	Pursuant to Government Code § 56658(h), and upon issuing a Certificate of Filing, the Executive Officer set the proposal for public hearing and gave published notice thereof, within the required ninety (90) days.
Waiver of Protest Hearing	Pursuant to Government Code §§ 56662 & 56663, the Commission may waive protest proceedings that would otherwise be required if all of the requirements therein have occurred.
California Environmental Quality Act (CEQA) Clearance:	The proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15320 because it consists of a change in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records. A Categorical Exemption was adopted by Greater Los Angeles County Vector Control District, as lead agency, on December 15, 2017.
Additional Information:	On July 12, 2017, LAFCO approved Out-of-Agency Service Agreement (OASA) No. 2017-08 for the Greater Los Angeles County Vector Control District (Entire City of Vernon), pursuant to Government Code Section 56133(c), in response to an existing or impending threat to the health or safety of the public or the residents of the affected territory, which allowed the District to provide vector control services outside its SOI and outside its district boundary for a period of two years. On August 14, 2019,

LAFCO extended Out-of-Agency Service Agreement No.
2017-08 for another two year period.

CERTIFICATE OF FILING

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

Upon reviewing the proposal for completeness, and pursuant to the requirements of Government Code § 56658, the Executive Officer issued the COF to the applicant on May 12, 2021. In conjunction with the issuance of the COF, the Executive Officer set the public hearing date as Wednesday, June 9, 2021.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT § 56668:

a. Affected population, territory and adjacent areas:

The existing population is 209 residents as of May 2018. The population density is .06 persons per acre.

The estimated future population is 209 residents (no anticipated change).

The affected territory is 3,301+/- acres. The affected territory consists of residential, commercial, industrial, and vacant land. There are no proposed/future land use changes due to this proposal.

The assessed valuation is \$4,446,589,926 from the 2018-2019 tax roll.

The per capita assessed valuation is \$21,275,549.

On March 9, 2021, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a corresponding property tax transfer resolution.

The topography of the affected territory is flat.

The Los Angeles River runs through in the middle of the affected territory.

There are no drainage basins on or near the City of Vernon.

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

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

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

b. *Governmental Services and Controls:*

The affected territory includes the entire City of Vernon which requires organized governmental services.

The present cost and adequacy of government services and controls in the area are acceptable. The probable effect of the proposed action and of alternative courses of action on the cost and adequacy of services and controls in the affected territory and adjacent areas would be for the City to not receive vector control services, leading to increased risk of vector-borne diseases, which could adversely impact property values and quality of life.

c. *Proposed Action and Alternative Actions:*

The effect of the proposed action will benefit adjacent areas, all which are located within a vector control district, by providing seamless vector control prevention and protection.

The proposed action will have no effect on mutual social and economic interests.

The proposal has no impact on the governmental structure of the County.

The only alternate action is for the City of Vernon is to provide its own vector control services. The effect of alternate actions on mutual social and economic interests and on the local governmental structure of the County is minimal.

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

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

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

The proposal does not involve the development of existing vacant lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency.

The proposal does not involve the development of existing non-prime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency.

e. *Agricultural Lands:*

There are no effects on agricultural lands, as defined by Government Code § 56016. None of the land within the affected territory is currently used for the purpose of producing an agricultural commodity for commercial purposes. According to the California Department of Conservation, Division of Land Resource Protection, none of the land within the affected territory is subject to a Land Conservation Act (aka "Williamson Act") contract nor in a Farmland Security Zone (California Land Conservation Act 2016-2017 Status Report).

f. *Boundaries:*

The boundaries of the affected territory have been clearly defined by the applicant, conform to lines of assessment or ownership, and have been reviewed and approved by LAFCO's GIS/Mapping Technician.

The Greater Los Angeles Mosquito and Vector Control District is a mosquito abatement and vector control district. The proposed annexation to the Greater Los Angeles Mosquito and Vector Control District is therefore subject to the provisions of its principal act, which is the Mosquito Abatement and Vector Control District Law (Health and Safety Code (HSC) § 2000 *et seq.*). Pursuant to HSC § 2007(a), “territory, whether incorporated or unincorporated, whether contiguous or noncontiguous, may be included in a district.” HSC § 2007(a) also states that “[t]erritory that is already within a mosquito abatement and vector control district formed pursuant to this chapter may not be included within another mosquito abatement and vector control district.”

The affected territory in this proposed annexation is contiguous to the existing boundaries of the District, and the proposal therefore complies with the contiguity provisions of the Mosquito Abatement and Vector Control District Law (Health and Safety Code § 2007(a)).

The affected territory is not located within the boundaries of another mosquito abatement and vector control district, and the proposal therefore complies with Health and Safety Code § 2007(a).

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

g. *Regional Transportation Plan:*

The Southern California Associated Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080. The closest highway to the annexation is part of the RTP and SCS's State Highway improved program. The closest highway in the RTP/SCS is Interstate 710, which is adjacent to the affected territory.

h. *Consistency with Plans:*

The proposal is consistent with the existing City of Vernon General Plan designations.

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

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

i. *Sphere of Influence:*

The affected territory is not within the Sphere of Influence of the Greater Los Angeles County Vector Control District, but a concurrent Sphere of Influence amendment is being processed with this proposal.

j. *Comments from Public Agencies:*

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

k. *Ability to Provide Services:*

The affected territory is already being serviced by the Greater Los Angeles County Vector Control District, per Out-of-Agency Service Agreement No. 2017-08 for the Greater Los Angeles County Vector Control District (Entire City of Vernon).

l. *Timely Availability of Water Supplies:*

The affected territory is within the boundaries of the Central Basin Municipal Water District which is local water purveyor in the area. There are no known issues regarding water supply or delivery.

m. *Regional Housing Needs:*

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

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

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

o. *Land Use Designations*

The proposal is consistent with the existing City of Vernon General Plan designations.

The proposal is consistent with the existing City of Vernon zoning designations.

p. *Environmental Justice:*

The proposal makes no representations on exclusions of people of any race, culture, income and/or national origins with respect to the location of public facilities and public services, to ensure a healthy environment for all people such that the effects of the pollution are not disproportionately borne by any particular populations or communities.

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory according to data obtained and extracted from the Census Bureau of the United States Department of Commerce 2014-2018 American Community Survey (ACS).

q. *Hazard Mitigation Plan:*

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

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

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

**ADDITIONAL FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT
CODE § 56668.3:**

a) District Annexation or City Detachment:

The proposed action involves a district annexation.

(1) Interest in landowners/inhabitants, district annexations:

The proposed action will be for the interest of the landowners and/or present and/or future inhabitants within the district and within the affected territory.

(2) Interest in landowners/inhabitants, city detachments:

The proposed action does not involve a city detachment.

***(3) Any factors which may be considered by the commission provided in Government
Code § 56668:***

The Commission has addressed the factors in Government Code § 56668, subsections (a) through (q), above.

(4) Any resolution raising objections to the action that may be filed by an affected agency:

No affected agency has filed a resolution raising objections to the proposed action.

(5) Any other matters which the commission deems material.

There are no additional matters which the commission deems material to the proposed action.

**REGIONAL GROWTH CONSIDERED PURSUANT TO GOVERNMENT
CODE § 56668.5:**

The Southern California Associated Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080.

Regional growth goal and policies were a consideration of the proposed action.

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

On July 12, 2017, LAFCO approved Out-of-Agency Service Agreement No. 2017-08 for the Greater Los Angeles County Vector Control District (Entire City of Vernon), pursuant to Government Code Section 56133(c), in response to an existing or impending threat to the health or safety of the public or the residents of the affected territory, which allowed the District to provide vector control services outside its SOI and outside its district boundary for a period of two years. On August 14, 2019, LAFCO extended Out-of-Agency Service Agreement No. 2017-08 for another two year period.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The proposal is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines § 15320 because it consists of a change in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records. A Categorical Exemption was adopted by the Greater Los Angeles County Vector Control District, as lead agency, on December 15, 2016.

PUBLIC HEARING NOTICE:

Newspaper Notice: LAFCO is required to provide notice of the public hearing “in one or more newspapers of general circulation within each affected county, affected city, or affected district,” pursuant to Government Code § 56153, and notice “shall be commenced at least 21 days prior to the date specified in the notice for the public hearing,” pursuant to Government Code § 56154. LAFCO published a hearing notice in the Daily Commerce on May 14, 2021.

Mailed Notice: LAFCO is required to provide mailed notice of the public hearing to “each affected local agency, or affected county, and to any interested party who has filed a written request” pursuant to Government Code § 56427; and notice “shall be mailed at least 21 days prior to the date specified in the notice for hearing”. LAFCO mailed a hearing notice to the Greater Los Angeles County Vector Control District on May 12, 2021.

All requirements for the public hearing notice have been satisfied.

WAIVER OF PROTEST PROCEEDINGS:

Pursuant to Government Code § 56663, the Commission may waive protest proceedings if all of the following have occurred: 1) mailed notice pursuant to Government Code § 56157 has been given to landowners and registered voters within the affected territory; 2) the mailed notice discloses the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City and/or District in the affected territory; 3) the mailed notice

discloses that unless written opposition to the proposal is received before the conclusion of the Commission proceeding on the proposal, the Commission intends to waive protest proceedings; and 4) no written opposition to the proposal from landowners or registered voters within the affected territory is received before the conclusion of the Commission proceedings on the proposal.

All criteria have been met for the Commission to waive protest proceedings; however should written opposition be received by the Commission prior to the conclusion of the Commission proceeding, the matter should be referred to staff to schedule protest proceedings.

**SPHERE OF INFLUENCE AMENDMENT DETERMINATIONS PURSUANT TO
GOVERNMENT CODE § 56425(e):**

1. Present and Planned Land Uses in the Area:

The affected territory consists of residential, commercial, industrial, and vacant land. There are no proposed/future land use changes due to this proposal.

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

The affected territory is located within the City of Vernon. General government services, including animal control, fire and emergency medical, flood control, library, mosquito and vector control, park and recreation, planning, police, road maintenance, solid waste, street lighting, water, wastewater, and other services are provided by the City of Vernon, the County and other special districts.

The affected territory includes the entire City of Vernon which requires organized governmental services. The affected territory will require governmental facilities and services indefinitely.

The present cost and adequacy of government services and controls in the area are acceptable. The probable effect of the proposed action and of alternative courses of action on the cost and adequacy of services and controls in the affected territory and adjacent areas would be for the City to not receive vector control services, leading to increased risk of vector-borne diseases, which could adversely impact property values and quality of life.

3. Present Capacity of Public Facilities and Services:

The District currently provides vector control services to over 8,57,600 acres or 1340 square miles of land throughout Los Angeles County. The annexation would add 3,301 acres to the service area. The District indicated that it has the ability to provide vector control service to the affected territory once the annexation is complete.

4. Social or Economic Communities of Interest:

The proposal makes no representations on exclusions of people of any race, culture, income and/or national origins with respect to the location of public facilities and public services, to

ensure a healthy environment for all people such that the effects of the pollution are not disproportionately borne by any particular populations or communities.

5. *Disadvantaged Unincorporated Communities:*

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory according to data obtained and extracted from the Census Bureau of the United States Department of Commerce 2014-2018 American Community Survey (ACS).

**SPHERE OF INFLUENCE AMENDMENT DETERMINATIONS PURSUANT TO
GOVERNMENT CODE § 56425(i):**

The Commission has a written statement of the functions and classes of service of the Greater Los Angeles County Vector Control District specifying the nature, location and extent of its classes of service that it provides within its boundary on file. The Commission's written statement remain unchanged by this amendment.

**MUNICIPAL SERVICE REVIEW DETERMINATIONS PURSUANT TO
GOVERNMENT CODE § 56430(a):**

In order to prepare and to update spheres of influence in accordance with Government Code § 56425, the commission shall conduct a service review of the municipal services provided in the county or other appropriate area designated by the commission.

A Municipal Service Review (MSR) for the Greater Los Angeles County Vector Control District was completed during the Commission's initial round of Municipal Service Reviews. Since this annexation is not expected to impact the overall comprehensive services of the Greater Los Angeles County Vector Control District, an MSR is not being required for the current sphere of influence amendment to include the affected territory. At this time, the existing MSR is sufficient to fulfill the requirements of Government Code § 56430 for this sphere amendment.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of Greater Los Angeles County Vector Control District which will be for the interest of landowners and/or present and/or future inhabitants within the District and within the annexation territory.

RECOMMENDED ACTION:

1. Open the public hearing and receive testimony on the annexation and SOI amendment;
2. There being no further testimony, close the public hearing; and
3. There being no written opposition submitted by the landowners or registered voters within the affected territory before the conclusion of this hearing on the proposal, waive the protest proceedings pursuant to Government Code § 56663 and Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 2019-07 to the Greater Los Angeles County Vector Control District and Amendment to the Greater Los Angeles County Vector Control District Sphere of Influence.

**RESOLUTION NO. 2021-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 2019-07 TO THE GREATER LOS ANGELES COUNTY VECTOR CONTROL
DISTRICT (ENTIRE CITY OF VERNON), AMENDMENT TO THE GREATER LOS ANGELES COUNTY
VECTOR CONTROL DISTRICT SPHERE OF INFLUENCE"**

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

WHEREAS, the proposed annexation consists of approximately 3,301± acres of inhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2019-07 to the Greater Los Angeles County Vector Control District (Entire City of Vernon)"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide vector control services to the City of Vernon; and

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

WHEREAS, the Executive Officer has given notice of the public hearing pursuant to Government Code §§ 56150-56160, 56427, 57025, and 57026, wherein the public hearing

notice was published in a newspaper of general circulation in the County of Los Angeles on May 14, 2021, which is at least 21 days prior to the public hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

WHEREAS, in accordance with Government Code § 56663, mailed notice pursuant to Government Code § 56157 has been given to landowners and registered voters within the affected territory; and the mailed notice discloses that: 1) the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City and/or District in the affected territory, and 2) unless written opposition to the proposal is received before the conclusion of the Commission proceeding on the proposal, the Commission intends to waive protest proceedings; and

WHEREAS, on June 9, 2021, 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, the Commission, acting as the conducting authority, has the ministerial duty of accepting any written opposition to the proposal and either, set protest proceedings or waive protest proceedings entirely, pursuant to Government Code § 56663, if no written opposition was received.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, with respect to Annexation No. 2019-07 to the Greater Los Angeles County Vector Control District, finds that the annexation is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines § 15320 because it consists of a change in the organization or reorganization of local governmental agencies where the changes do not change the geographical area in which previously existing powers are exercised. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.
2. The Commission hereby amends the Sphere of Influence of Greater Los Angeles County Vector Control District and makes the following determinations in accordance with Government Code § 56425(e):

(1) Present and Planned Land Uses in the Area:

The affected territory consists of residential, commercial, industrial, and vacant land. There are no proposed/future land use changes due to this proposal.

(2) Present and Probable Need for Public Facilities and Services in the Area:

The affected territory is located within the City of Vernon. General government services, including animal control, fire and emergency medical, flood control, library, mosquito and vector control, park and recreation, planning, police, road maintenance, solid waste, street lighting, water, wastewater, and other services are provided by the City of Vernon, the County and other special districts.

The affected territory includes the entire City of Vernon which requires

organized governmental services. The affected territory will require governmental facilities and services indefinitely.

The present cost and adequacy of government services and controls in the area are acceptable. The probable effect of the proposed action and of alternative courses of action on the cost and adequacy of services and controls in the affected territory and adjacent areas would be for the City to not receive vector control services, leading to increased risk of vector-borne diseases, which could adversely impact property values and quality of life.

(3) Present Capacity of Public Facilities and Adequacy of Public Services that the Agency Provides or is Authorized to Provide:

The District currently provides vector control services to over 8,57,600 acres or 1340 square miles of land throughout Los Angeles County. The annexation would add 3,301 acres to the service area. The District indicated that it has the ability to provide vector control service to the affected territory once the annexation is complete.

(4) Existence of Any Social or Economic Communities of Interest:

The proposal makes no representations on exclusions of people of any race, culture, income and/or national origins with respect to the location of public facilities and public services, to ensure a healthy environment for all people such that the effects of the pollution are not disproportionately borne by any particular populations or communities.

(5) Disadvantaged Unincorporated Communities:

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory according to data obtained and extracted from the Census Bureau of the United States Department of Commerce 2014-2018 American Community Survey (ACS).

(6) Determination of the Services of the Existing District:

The Commission has a written statement of the functions and classes of service of the Greater Los Angeles County Vector Control District specifying the nature, location and extent of its classes of service that it provides within its boundary, applicable to this annexation, on file.

3. The Commission finds the number of written opposition filed by landowners and registered voters is ____.
4. Mailed notice has been provided pursuant to Government Code §§ 56663 and 56427 on May 12, 2021.
5. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
6. The affected territory consists of 3,301± acres, is inhabited, and is assigned the following short form designation: "Annexation No. 2019-07 to the Greater Los Angeles County Vector Control District (Entire City of Vernon)".
7. Annexation No. 2019-07 to the Greater Los Angeles County Vector Control District (Entire City of Vernon) is hereby approved, subject to the following terms and conditions:

- a. The City agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.
- c. Recordation of the Certificate of Completion shall not occur prior to the conclusion of the 30-day reconsideration period provided under Government Code § 56895.
- d. All fees due to LAFCO, the County of Los Angeles (including, but not limited to, fees owed to the County Assessor and/or the Registrar-Recorder/County Clerk), and the State of California Board of Equalization; shall be paid by the Applicant, in full, prior to LAFCO's filing the Certificate of Completion. Failure to pay any and all fees due to LAFCO, the County of Los Angeles, and the State Board of Equalization, within one year of the Commission approval of this change of organization/reorganization, will result in the change of organization/reorganization being terminated pursuant to Government Code §57001 unless, prior to expiration of that year, the Commission authorizes an extension of time for that completion.
- e. The territory so annexed shall be subject to the payment of such service charges,

assessments or taxes as may be legally imposed by the District.

- f. The regular County assessment roll shall be utilized by the District.
- g. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
- h. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
- i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.
- j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation

8. Pursuant to Government Code § 56663, the Commission finds that all the following have occurred: 1) mailed notice pursuant to Government Code § 56157 has been given to landowners and registered voters within the affected territory; 2) the mailed notice discloses the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City and/or District in the affected territory; 3) the mailed notice discloses that unless written opposition to the proposal is received before

the conclusion of the Commission proceeding on the proposal, the Commission intends to waive protest proceedings; and 4) no written opposition to the proposal from landowners or registered voters before the conclusion of the Resolution No. 2020-00RMD Page 6 of 6 proceeding/hearing. Therefore, pursuant to Government Code § 56663, the Commission hereby waives protest proceedings.

9. The Commission hereby orders the inhabited territory described in Exhibits "A" and "B" annexed to the Greater Los Angeles County Vector Control District.
10. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
11. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the City's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*
12. 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.

PASSED AND ADOPTED this 09th of June 2021.

MOTION:

SECOND:

AYES:

NOES:

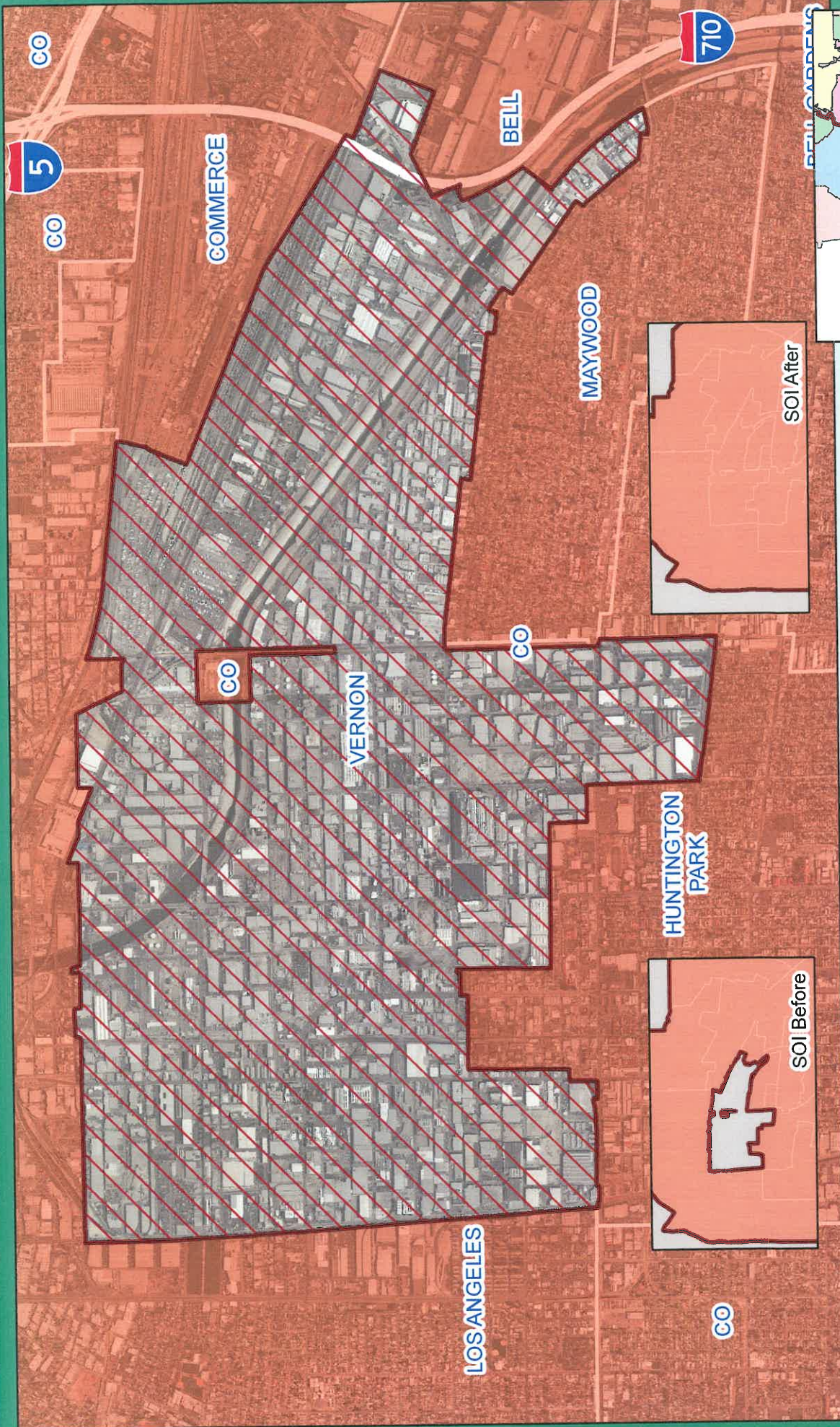
ABSTAIN:

ABSENT:





MOTION PASSES: 0/0/0

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

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



Legend

-  Annexation No. 2019-07
-  Sphere of Influence, Greater LA County VCD
-  Greater LA County VCD Boundary
-  City of Vernon

Annexation No. 2019-07 to the Greater Los Angeles County Vector Control District (Vernon)



LAFCD
Los Angeles County
Vector Control District



Miles

June 9, 2021

C:\GIS\MXDs\Annexations\GLAVCD 2019-07

Staff Report

June 9, 2021

Agenda Item No. 7.c.

Annexation No. 436 to the County Sanitation District No. 22 of the Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	6.356± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 22 of the Los Angeles County (District)
Resolution:	February 26, 2020
Application Filed with LAFCO:	March 12, 2020
Certificate of Filing	May 18, 2021
Location:	The affected territory is located on the north side of Mount Olive Drive approximately 500 feet east of Woodlyn Lane, 600 feet west of Sharon Hill Lane and 800 feet south of Rim Rd.
City/County:	City of Bradbury
Affected Territory:	The affected area is partly developed residential territory. The territory consists of one (1) single-family home and two (2) proposed single-family homes. The topography is flat.
Surrounding Territory:	Surrounding territory is vacant and residential.
Landowner:	338 Mt. Olive LLC, Girish & Lila Patel, Hernan Segura & Ilda Gome
Registered Voters:	Four (4) registered voters as of March 4, 2020.
Purpose/Background:	For the District to provide off-site sewage disposal service.

Jurisdictional Changes:	The jurisdictional changes that result from this proposal include annexation to the County Sanitation District No. 22 of the Los Angeles County.
Within SOI:	The affected territory is within the County Sanitation District No. 22 SOI.
Public Hearing:	Pursuant to Government Code § 56658(h), and upon issuing a Certificate of Filing, the Executive Officer set the proposal for public hearing and gave published notice thereof, within the required ninety (90) days.
Waiver of Protest Hearing:	Pursuant to Government Code § 56663, the Commission may waive protest proceedings that would otherwise be required if all of the requirements therein have occurred.
California Environmental Quality Act (CEQA) Clearance:	The proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(b). The annexation also consists of small parcels of the minimum size for facilities exempted by Section 15303(a), New Construction or Conversion of Small Structures. A Categorical Exemption was adopted by the County Sanitation District of Los Angeles County, as lead agency, on February 26, 2020.
Additional Information:	None.

CERTIFICATE OF FILING

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

Upon reviewing the proposal for completeness, and pursuant to the requirements of Government Code § 56658, the Executive Officer issued the COF to the applicant on May 18, 2021. In conjunction with the issuance of the COF, the Executive Officer set the public hearing date as Wednesday, June 9, 2021.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT § 56668:

a. Affected population, territory and adjacent areas:

The existing population is four (4) residents as of 2018. The population density is 0.61 persons per acre.

The estimated future population is six (6) residents.

The affected territory is 6.356+/- acres. The affected territory is vacant and residential. The territory consists of one (1) single-family home and two (2) proposed single-family homes.

The assessed valuation is \$4,597,487 as of March 4, 2020.

The per capita assessed valuation is \$1,149,371.75.

On December 8, 2020, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a corresponding property tax transfer resolution.

The topography of the affected territory is flat.

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

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

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

The affected territory is likely to experience modest growth in the next ten years. The adjacent areas are likely to experience modest growth in the next ten years.

b. Governmental Services and Controls:

The affected territory includes one (1) single-family home which requires organized governmental services and the affected territory will also be developed to include two (2)

proposed single-family homes which will require organized governmental services. The affected territory will require governmental services indefinitely.

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

c. *Proposed Action and Alternative Actions:*

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

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

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

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

The proposal involves the development of existing vacant and/or nonprime agricultural lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency.

e. *Agricultural Lands:*

There are no effects on agricultural lands, as defined. None of the land within the affected territory is currently used for the purpose of producing an agricultural commodity for commercial purposes, land left to fallow under a crop rotational program, or land enrolled in an agricultural subsidy or set-aside program. According to the California Department of Conservation, Division of Land Resource Protection, none of the land within the affected territory is subject to a Land Conservation Act (aka "Williamson Act") contract nor in a Farmland Security Zone (California Land Conservation Act 2016-2017 Status Report).

f. *Boundaries:*

The boundaries of the affected territory have been clearly defined by the applicant, conform to lines of assessment or ownership, and have been reviewed and approved by LAFCO's GIS/Mapping Technician.

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

g. *Regional Transportation Plan:*

The Southern California Associated Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080. The closest highway to the annexation is part of the RTP and SCS's State Highway improved program. The closest highway in the RTP/SCS is the 605 Interstate Freeway, which is approximately 5,200 feet from the affected territory.

h. *Consistency with Plans:*

The proposal is consistent with the existing City's General Plan designation of Estate 2 Acre (A-2).

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

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

i. *Sphere of Influence:*

The affected territory is within the Sphere of Influence of the County Sanitation District No. 22 of Los Angeles County.

j. *Comments from Public Agencies:*

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

k. *Ability to Provide Services:*

A portion of the affected territory is currently served by the District and was included in the Joint Outfall System 2010 Master Facilities Plan.

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

l. *Timely Availability of Water Supplies:*

There are no known issues regarding water supply or delivery. The affected territory is within the boundaries of the Cal-American Water Company which is the local water purveyor.

m. Regional Housing Needs:

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

n. Comments from Landowners, Voters, or Residents:

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

o. Land Use Designations

The proposal is consistent with the existing City's General Plan designation of Estate 2 Acre (A-2).

The proposal is consistent with the existing City's zoning designation of Agriculture Residential Estate (A-2 Bradbury).

p. Environmental Justice:

Owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond. The proposal makes no representations relating to exclusion of people of any race, culture, income and/or national origins with respect to the location of public facilities and the provision of public services, to ensure a healthy environment for all people such that the effects of the pollution are not disproportionately borne by any particular populations or communities.

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory according to data obtained and extracted from the Census Bureau of the United States Department of Commerce 2014-2018 American Community Survey (ACS).

q. Hazard Mitigation Plan:

The City of Bradbury Natural Hazard Mitigation Plan (revised February 5, 2014) establishes the City's emergency policies and procedures in the event of a disaster and addresses allocation of resources and protection of the public in the event of an emergency.

The Safety Element of the General Plan for the City of Bradbury (revised February 5, 2014) addresses reduction of the potential risk of death, injuries, and economic damages resulting from natural and man-made hazards.

The affected territory is within a Very High Fire Hazard Zone pursuant to maps published by the California Department of Forestry and Fire Protection (Cal Fire). The affected territory is not within the maps that identify State Responsibility Area. Both the City of Bradbury Hazard Mitigation Plan and the Safety Element of the General Plan include information relating to mitigation and management of wildfire and fire hazard severity zones.

**ADDITIONAL FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT
CODE § 56668.3:**

a) District Annexation or City Detachment:

The proposed action involves a district annexation.

(1) Interest in landowners/inhabitants, district annexations:

The proposed action will be for the interest of the landowners and/or present and/or future inhabitants within the district and within the affected territory.

(2) Interest in landowners/inhabitants, city detachments:

The proposed action does not involve a city detachment.

(3) Any factors which may be considered by the commission provided in Section 56668:

The Commission has addressed the factors in Government Code §56668, subsections (a) through (q), above.

(4) Any resolution raising objections to the action that may be filed by an affected agency:

No affected agency has filed a resolution raising objections to the proposed action.

(5) Any other matters which the commission deems material.

There are no additional matters which the commission deems material to the proposed action.

**REGIONAL GROWTH CONSIDERED PURSUANT TO GOVERNMENT
CODE § 56668.5:**

The Southern California Associated Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080.

Regional growth goal and policies were a consideration of the proposed action.

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

None.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The proposal is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines § 15319(b). The annexation consists of small parcels of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures. In addition, the proposed project is not in a sensitive environment, and there are no cumulative

impacts, unusual circumstances, nor other exceptions that would make the exemption inapplicable based on the proposal records.

PUBLIC HEARING NOTICE:

Newspaper Notice: LAFCO is required to provide notice of the public hearing “in one or more newspapers of general circulation within each affected county, affected city, or affected district,” pursuant to Government Code § 56153, and notice “shall be commenced at least 21 days prior to the date specified in the notice for the public hearing,” pursuant to Government Code § 56154. LAFCO published a hearing notice in the Daily Commerce on May 14, 2021.

Mailed Notice: LAFCO is required to provide notice of the public hearing to “landowners within the affected territory” and to “all landowners within 300 feet” of the affected territory pursuant to Government Code § 56157(d); notice “shall be sent first class and deposited, postage prepaid, in the United States mails” pursuant to Government Code § 56155; and notice “shall be mailed at least 21 days prior to the date specified in the notice for hearing” pursuant to Government Code § 56156.

WAIVER OF PROTEST PROCEEDINGS:

Pursuant to Government Code § 56663, the Commission may waive protest proceedings if all of the following have occurred: 1) mailed notice pursuant to Government Code § 56157 has been given to landowners and registered voters within the affected territory; 2) the mailed notice discloses the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City and/or District in the affected territory; 3) the mailed notice discloses that unless written opposition to the proposal is received before the conclusion of the Commission proceeding on the proposal, the Commission intends to waive protest proceedings; and 4) no written opposition to the proposal from landowners or registered voters within the affected territory is received before the conclusion of the Commission proceedings on the proposal.

All criteria have been met for the Commission to waive protest proceedings; however should written opposition be received by the Commission prior to the conclusion of the Commission proceeding, the matter should be referred to staff to schedule protest proceedings.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the County Sanitation District No. 22 of the Los Angeles County which will be for the interest of landowners and/or present and/or future inhabitants within the District and within the annexation territory.

RECOMMENDED ACTION:

1. Open the public hearing and receive testimony on the annexation;
2. There being no further testimony, close the public hearing; and
3. There being no written opposition submitted by the landowners or registered voters within the affected territory before the conclusion of this hearing on the proposal, waive the protest proceedings pursuant to Government Code § 56663 and Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 436 to the County Sanitation District No. 22 of the Los Angeles County.

**RESOLUTION NO. 2021-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 436 TO THE COUNTY SANITATION DISTRICT NO. 22
OF THE LOS ANGELES COUNTY"**

WHEREAS, the County Sanitation District No. 22 of the Los Angeles County (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with § 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the District, all within the City of Bradbury; and

WHEREAS, the proposed annexation consists of approximately 6.356± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 436 to the County Sanitation District No. 22 of the Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal to one (1) existing single-family home and two (2) proposed single-family homes; and

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

WHEREAS, the Executive Officer has given notice of the public hearing pursuant to Government Code §§ 56150-56160, 57025, and 57026, wherein the public hearing notice was

published in a newspaper of general circulation in the County of Los Angeles on May 14, 2021, which is at least 21 days prior to the public hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

WHEREAS, in accordance with Government Code Section § 56663, mailed notice pursuant to Government Code Section § 56157 has been given to landowners and registered voters within the affected territory; and the mailed notice discloses that: 1) the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City and/or District in the affected territory, and 2) unless written opposition to the proposal is received before the conclusion of the Commission proceeding on the proposal, the Commission intends to waive protest proceedings; and

WHEREAS, on June 9, 2021, 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, the Commission, acting as the conducting authority, has the ministerial duty of accepting any written opposition to the proposal and either, waive protest proceedings entirely, pursuant to Government Code § 56663, if no written opposition was received, or pursuant to Government Code § 57002, set the protest hearing to the following LAFCO hearing.

WHEREAS, the Commission, having not received written opposition to the proposal from landowners or registered voters before the conclusion of the proceeding/hearing hereby waives protest proceedings pursuant to Government Code Section § 56663.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, with respect to Annexation No. 436 to the County Sanitation District No. 22 of the Los Angeles County, finds that the annexation is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines § 15319(b). The annexation consists of small parcels of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures. In addition, there are no cumulative impacts, unusual circumstances, nor other exceptions that would make the exemption inapplicable based on the proposal records.
2. The Commission finds the number of written opposition filed by landowners and registered voters is ____.
3. Mailed notice has been provided pursuant to Government Code § 56663 on May 18, 2021.
4. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
5. The affected territory consists of 6.356± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 436 to the County Sanitation District No. 22 of the Los Angeles County".
6. Annexation No. 436 to the County Sanitation District No. 22 of the Los Angeles County is hereby approved, subject to the following terms and conditions:
 - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against

LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.

- b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.
- c. Recordation of the Certificate of Completion shall not occur prior to the conclusion of the 30-day reconsideration period provided under Government Code § 56895.
- d. All fees due to LAFCO, the County of Los Angeles (including, but not limited to, fees owed to the County Assessor and/or the Registrar-Recorder/County Clerk), and the State of California Board of Equalization; shall be paid by the Applicant, in full, prior to LAFCO's filing the Certificate of Completion. Failure to pay any and all fees due to LAFCO, the County of Los Angeles, and the State Board of Equalization, within one year of the Commission approval of this change of organization/reorganization, will result in the change of organization/reorganization being terminated pursuant to Government Code §57001 unless, prior to expiration of that year, the Commission authorizes an extension of time for that completion.
- e. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
- f. The regular County assessment roll shall be utilized by the District.

- g. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
 - h. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
 - i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.
 - j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation.
7. Pursuant to Government Code § 56663, the Commission finds that all the following have occurred: 1) mailed notice pursuant to Government Code Section § 56157 has been given to landowners and registered voters within the affected territory; 2) the mailed notice discloses the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City and/or District in the affected territory; 3) the mailed notice discloses that unless written opposition to the proposal is received before the conclusion of the Commission proceeding on the proposal, the Commission intends to waive protest proceedings; and 4) no written opposition to the proposal from

landowners or registered voters before the conclusion of the proceeding/hearing.

Therefore, pursuant to Government Code Section 56663, the Commission hereby waives protest proceedings.

8. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 22 of the Los Angeles County.
9. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*
10. 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.

PASSED AND ADOPTED this 9th day of June 2021.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0





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

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



Annexation No. 436 to County Sanitation District No. 22

Legend

-  CSD Annexation 22-436
-  City of Bradbury
-  Los Angeles County Sanitation District No. 22
-  Sphere of Influence, CSD 22



June 9, 2021

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Staff Report

June 9, 2021

Agenda Item No. 7.d.

Annexation No. 1092 to the Santa Clarita Valley Sanitation District of the Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	3.77± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of the Los Angeles County (District)
Resolution:	January 13, 2020
Application Filed with LAFCO:	January 28, 2020
Certificate of Filing:	April 13, 2021
Location:	The affected territory is located on the south side of Soledad Canyon Road at Mammoth Lane and north of the Antelope Valley freeway.
City/County:	City of Santa Clarita.
Affected Territory:	The affected territory is developed. The territory consists of an existing office building. The topography is flat.
Surrounding Territory:	Surrounding the affected territory is commercial and residential.
Landowner:	Hta-Facey Mob LLC
Registered Voters:	Zero (0) registered voters as of January 16, 2020.
Purpose/Background:	For the District to provide off-site sewage disposal service.

Jurisdictional Changes:	The jurisdictional changes that result from this proposal include annexation to the Santa Clarita Valley Sanitation District of the Los Angeles County.
Within SOI:	The affected territory is within the Santa Clarita Valley Sanitation District SOI.
Public Hearing:	Pursuant to Government Code Section 56658(h), and upon issuing a Certificate of Filing, the Executive Officer set the proposal for public hearing and gave published notice thereof, within the required ninety (90) days.
Waiver of Protest Hearing:	Pursuant to Government Code Section 56663, the Commission may waive protest proceedings that would otherwise be required if all of the requirements therein have occurred.
California Environmental Quality Act (CEQA) Clearance:	The proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning with capacity only for the existing structure.
Additional Information:	On May 12, 2021, Annexation No. 1092 to the Santa Clarita Valley Sanitation District of the Los Angeles County, was continued to the June 9, 2021 agenda.

CERTIFICATE OF FILING

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

Upon reviewing the proposal for completeness, and pursuant to the requirements of Government Code § 56658, the Executive Officer issued the COF to the applicant on April 13, 2021. In conjunction with the issuance of the COF, the Executive Officer set the public hearing date as Wednesday, June 9, 2021.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE 56668:

a. Affected population, territory and adjacent areas:

The existing population is Zero (0) residents as of August 2, 2017.

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

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

The affected territory is 3.77+/- acres. The affected territory is developed. The territory consists of an existing office building.

The assessed valuation is \$9,639,080 as of January 16, 2020.

The per capita assessed valuation issue does not apply because the affected territory is unpopulated.

On December 8, 2020, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a corresponding property tax transfer resolution.

The topography of the affected territory is flat.

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

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

The affected territory is surrounded by residential areas to the north and west, and vacant land to the east and south.

The affected territory is not likely to experience modest growth in the next ten years. The adjacent areas are likely to experience modest growth in the next ten years.

b. *Governmental Services and Controls:*

The affected territory includes an existing office building which requires organized governmental services.

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

c. *Proposed Action and Alternative Actions:*

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

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

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

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

The proposal does not involve the development of existing vacant lands for urban uses within the existing jurisdiction of a local agency or within the sphere of influence of a local agency.

e. *Agricultural Lands:*

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

f. Boundaries:

The boundaries of the affected territory have been clearly defined by the applicant, conform to lines of assessment or ownership, and have been reviewed and approved by LAFCO's GIS/Mapping Technician.

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

g. Regional Transportation Plan:

The Southern California Associated Governments (SCAG) adopted its 2016-2040 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code Section 65080. The closest highway to the annexation is part of the RTP and SCS's State Highway improved program. The closest highway in the RTP/SCS is the California 14 highway, Antelope Valley Freeway, which is adjacent and south of the affected territory.

h. Consistency with Plans:

The proposal is consistent with the existing City's General Plan designation of Community Commercial (CC).

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

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

i. Sphere of Influence:

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

j. Comments from Public Agencies:

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

k. Ability to Provide Services:

The affected territory is currently served by the District and was included in the 2015 Santa Clarita Joint Sewerage System Facilities Plan and Environmental Impact Report (EIR).

l. Timely Availability of Water Supplies:

There are no known issues regarding water supply or delivery. The affected territory is within the boundaries of the Santa Clarita Valley Water Agency which is the local water purveyor.

m. Regional Housing Needs:

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

n. Comments from Landowners, Voters, or Residents:

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

o. Land Use Designations

The proposal is consistent with the existing City's General Plan designation of Community Commercial (CC).

The proposal is consistent with the existing City's zoning designation of Community Commercial (CC).

p. Environmental Justice:

The former owner of real property within the affected territory requested, in writing, that the District provide off-site sewage disposal service. Property owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond. The proposal makes no representations on exclusions of peoples of any race, culture, and/or income with respect to the location of public facilities and public services.

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

q. Hazard Mitigation Plan:

The City of Santa Clarita Local Hazard Mitigation Plan (revised September 15, 2015) establishes the City's emergency policies and procedures in the event of a disaster and addresses allocation of resources and protection of the public in the event of an emergency.

The Safety Element of the General Plan for the City of Santa Clarita (approved June 2011) addresses reduction of the potential risk of death, injuries, and economic damages resulting from natural and man-made hazards.

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

**ADDITIONAL FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT
CODE § 56668.3:**

a) District Annexation or City Detachment:

The proposed action involves a district annexation.

(1) Interest in landowners/inhabitants, district annexations:

The proposed action will be for the interest of the landowners and/or present and/or future inhabitants within the district and within the affected territory.

(2) Interest in landowners/inhabitants, city detachments:

The proposed action does not involve a city detachment.

(3) Any factors which may be considered by the commission provided in Section 56668:

The Commission has addressed the factors in Government Code §56668, subsections (a) through (q), above.

(4) Any resolution raising objections to the action that may be filed by an affected agency:

No affected agency has filed a resolution raising objections to the proposed action.

(5) Any other matters which the commission deems material.

There are no additional matters which the commission deems material to the proposed action.

**REGIONAL GROWTH CONSIDERED PURSUANT TO GOVERNMENT
CODE § 56668.5:**

The Southern California Associated Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080.

Regional growth goal and policies were a consideration of the proposed action.

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

On May 12, 2021, Annexation No. 1092 to the Santa Clarita Valley Sanitation District of the Los Angeles County, was continued to the June 9, 2021 agenda.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The proposal is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines § 15319(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning and the extended utility services have capacity to serve only the existing building.

PUBLIC HEARING NOTICE:

Newspaper Notice: LAFCO is required to provide notice of the public hearing “in one or more newspapers of general circulation within each affected county, affected city, or affected district,” pursuant to Government Code §56153, and notice “shall be commenced at least 21 days prior to the date specified in the notice for the public hearing,” pursuant to Government Code §56154. LAFCO published a hearing notice in the Daily Commerce on April 15, 2021.

Mailed Notice: LAFCO is required to provide notice of the public hearing to “landowners within the affected territory” and to “all landowners within 300 feet” of the affected territory pursuant to Government Code §56157(d); notice “shall be sent first class and deposited, postage prepaid, in the United States mails” pursuant to Government Code §56155; and notice “shall be mailed at least 21 days prior to the date specified in the notice for hearing” pursuant to Government Code §56156.

WAIVER OF PROTEST PROCEEDINGS:

Pursuant to Government Code Section 56663, the Commission may waive protest proceedings if all of the following have occurred: 1) mailed notice pursuant to Government Code Section 56157 has been given to landowners and registered voters within the affected territory; 2) the mailed notice discloses the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City and/or District in the affected territory; 3) the mailed notice discloses that unless written opposition to the proposal is received before the conclusion of the Commission proceeding on the proposal, the Commission intends to waive protest proceedings; and 4) no written opposition to the proposal from landowners or registered voters within the affected territory is received before the conclusion of the Commission proceedings on the proposal.

All criteria have been met for the Commission to waive protest proceedings; however should written opposition be received by the Commission prior to the conclusion of the Commission proceeding, the matter should be referred to staff to schedule protest proceedings.

CONCLUSION:

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

RECOMMENDED ACTION:

1. Open the public hearing and receive testimony on the annexation;
2. There being no further testimony, close the public hearing; and
3. There being no written opposition submitted by the landowners or registered voters within the affected territory before the conclusion of this hearing on the proposal, waive the protest proceedings pursuant to Government Code Section 56663 and Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1092 to the Santa Clarita Valley Sanitation District of the Los Angeles County.

**RESOLUTION NO. 2021-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 1092 TO THE SANTA CLARITA VALLEY SANITATION DISTRICT
OF THE LOS ANGELES COUNTY"**

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

WHEREAS, the proposed annexation consists of approximately 3.77± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1092 to the Santa Clarita Valley Sanitation District of the Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal to an existing office building; and

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

WHEREAS, the Executive Officer has given notice of the public hearing pursuant to Government Code §§ 56150-56160, 57025, and 57026, wherein the public hearing notice was

published in a newspaper of general circulation in the County of Los Angeles on April 15, 2021, which is at least 21 days prior to the public hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

WHEREAS, in accordance with Government Code § 56663, mailed notice pursuant to Government Code § 56157 has been given to landowners and registered voters within the affected territory; and the mailed notice discloses that: 1) the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City and/or District in the affected territory, and 2) unless written opposition to the proposal is received before the conclusion of the Commission proceeding on the proposal, the Commission intends to waive protest proceedings; and

WHEREAS, on June 9, 2021, 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, the Commission, acting as the conducting authority, has the ministerial duty of accepting any written opposition to the proposal and either, waive protest proceedings entirely, pursuant to Government Code § 56663, if no written opposition was received, or pursuant to Government Code § 57002, set the protest hearing to the following LAFCO hearing.

WHEREAS, the Commission, having not received written opposition to the proposal from landowners or registered voters before the conclusion of the proceeding/hearing hereby waives protest proceedings pursuant to Government Code Section § 56663.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, with respect to Annexation No. 1092 to the Santa Clarita Valley Sanitation District of the Los Angeles County, finds that the annexation is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines § 15319(a), because the annexation area consists of existing structures developed to the density allowed by the current zoning and the extended utility services have capacity to serve only the existing building.
2. The Commission finds the number of written opposition filed by landowners and registered voters is ____.
3. Mailed notice has been provided pursuant to Government Code § 56663 on April 20, 2021.
4. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
5. The affected territory consists of 3.77± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1092 to the Santa Clarita Valley Sanitation District of the Los Angeles County".
6. Annexation No. 1092 to the Santa Clarita Valley Sanitation District of the Los Angeles County is hereby approved, subject to the following terms and conditions:
 - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against

LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.

- b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.
- c. Recordation of the Certificate of Completion shall not occur prior to the conclusion of the 30-day reconsideration period provided under Government Code § 56895.
- d. All fees due to LAFCO, the County of Los Angeles (including, but not limited to, fees owed to the County Assessor and/or the Registrar-Recorder/County Clerk), and the State of California Board of Equalization; shall be paid by the Applicant, in full, prior to LAFCO's filing the Certificate of Completion. Failure to pay any and all fees due to LAFCO, the County of Los Angeles, and the State Board of Equalization, within one year of the Commission approval of this change of organization/reorganization, will result in the change of organization/reorganization being terminated pursuant to Government Code §57001 unless, prior to expiration of that year, the Commission authorizes an extension of time for that completion.
- e. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
- f. The regular County assessment roll shall be utilized by the District.

- g. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
 - h. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
 - i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.
 - j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation.
7. Pursuant to Government Code § 56663, the Commission finds that all the following have occurred: 1) mailed notice pursuant to Government Code Section 56157 has been given to landowners and registered voters within the affected territory; 2) the mailed notice discloses the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City and/or District in the affected territory; 3) the mailed notice discloses that unless written opposition to the proposal is received before the conclusion of the Commission proceeding on the proposal, the Commission intends to waive protest proceedings; and 4) no written opposition to the proposal from

landowners or registered voters before the conclusion of the proceeding/hearing.

Therefore, pursuant to Government Code § 56663, the Commission hereby waives protest proceedings.

8. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the District.

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

10. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*

11. 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.

PASSED AND ADOPTED this 9th day of June 2021.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

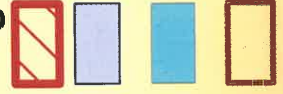
MOTION PASSES: 0/0/0

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

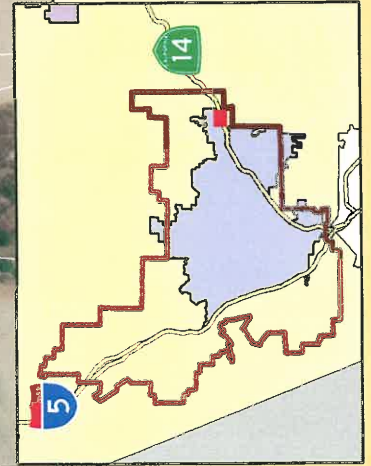
**Paul A. Novak, AICP
Executive Officer**



Legend



Annexation No. 1092 to the Santa Clarita Valley Sanitation District of Los Angeles County



Staff Report

June 9, 2021

Agenda Item No. 9.a.

Proposed Memorandum of Understanding between LAFCO and the Statewide Electronic Courier Universal Recording Environment ("SECURE")

As required by State law, and upon the Commission's approval of changes of organization and reorganizations and the expiration of the thirty-day request for reconsideration period, staff records a Certificate of Completion (C of C) with the Los Angeles County Registrar-Recorder/County Clerk (RRCC). Once the document is recorded, the official RRCC stamp on a C of C establishes the date and time upon which the change or organization or reorganization takes effect.

Traditionally, staff would travel to the RRCC's Office in Norwalk to record C of C's, usually once a month, wait in line, record all pending C of C's, and leave with an official, conformed copy documenting the recording. Since mid-2020, and due to COVID-19 pandemic restrictions, staff makes an appointment, meets an RRCC representative outside the RRCC's Office, who records the document(s).

Separately, in 1997, Orange County became the first county in California to implement an electronic system enabling third parties to record documents with the Orange County Recorder's Office from their computer. After the passage of the Electronic Recording Delivery Act of 2004, the counties of Los Angeles, Orange, Riverside, and San Diego initiated an effort to create a multi-county system. In 2009, these four counties launched the Statewide Electronic Courier Universal Recording Environment (SECURE).

Since that time, SECURE developed a Memorandum of Understanding for customers which authorizes outside parties to record documents electronically. Since then, fifteen (15) other counties, several title companies, and other public agencies (including, for example, the Los Angeles County Departments of Public Works and Regional Planning) have joined SECURE. For Los Angeles County, parties that record a document with SECURE will receive confirmation from the RRCC within one (1) business day.

For the past several months, staff has been working to comply with all necessary requirements to utilize SECURE. Staff has established a stand-alone workstation (desktop computer) to be utilized exclusively for recording documents through SECURE; purchased new equipment to scan documents to SECURE's specifications; submitted the "Software and Hardware Checklist" (completed by LAFCO's IT consultant) and the "Initial Contact Form"; and submitted the completed/signed Electronic Recording Delivery System (ERDS) forms for the two LAFCO analysts (Amber de la Torre and Doug Dorado) who would utilize the SECURE system to record documents.

Staff has attached a draft Memorandum of Understanding between the counties that own SECURE (Los Angeles, Orange, Riverside, and San Diego), with the Orange County Clerk-Recorder acting on their behalf as the Lead County, and LAFCO, which would enable LAFCO to record documents remotely utilizing SECURE. Staff is comfortable with the terms of the MOU, and legal counsel has reviewed the MOU as to form and has no objections.

Should the Commission approve the MOU, the SECURE network will allow staff to record documents with the RRCC's Office from LAFCO's Office in Pasadena. This would increase staff efficiency, allow for the more expeditious recording of documents, and minimize off-site travel for LAFCO staff. Additionally, the SECURE platform accommodates e-signatures, which at least one LAFCO customer (the County Sanitation Districts of Los Angeles County) is now using for executing property tax transfer resolutions.

Participation in SECURE system does not impact State law, which dictates that the recording of certificates of completion are processed by county recorders at no cost to LAFCO. There are no significant costs to LAFCO to participate in the SECURE system.

Staff Recommendation:

Staff recommends that the Commission:

1. Adopt the Memorandum of Understanding between the counties of Los Angeles, Orange, Riverside, and San Diego that own the Statewide Electronic Courier Universal Recording Environment with the Orange County Clerk-Recorder acting on their behalf as the Lead County and LAFCO; and
2. Authorize the Executive Officer to execute the Memorandum of Understanding with SECURE.

Attachment: Memorandum of Understanding between the counties of Los Angeles, Orange, Riverside, and San Diego that own the Statewide Electronic Courier Universal Recording Environment with the Orange County Clerk-Recorder acting on their behalf as the Lead County, and LAFCO

**MEMORANDUM OF UNDERSTANDING
BETWEEN OWNER COUNTIES AND GOVERNMENT PARTICIPANTS
FOR THE USE OF THE SECURE GOVERNMENT TO GOVERNMENT (G2G)
PORTAL**

THIS MEMORANDUM OF UNDERSTANDING ("**MOU**" or "**Agreement**"), made and entered into on _____, is between the counties of Los Angeles, Orange, Riverside, and San Diego (hereinafter collectively referred to as "**Owners**") that own the Statewide Electronic Courier Universal Recording Environment ("**SECURE**") with the Orange County Clerk-Recorder acting on their behalf as the Lead County, and Local Agency Formation Commission for the County of Los Angeles ("LA LAFCO" or "LAFCO") the submitting party ("**Government Agency**"), recording electronically through the SECURE Government to Government (**G2G**) Portal. The Owners and Government Agency are collectively referred to as the "Parties."

WHEREAS, California Government Code Section 27279(b) states "[t]he recorder of any county may, in lieu of a written paper, accept for recording digitized images, digital images, or both, of a recordable instrument, paper, or notice if [. . .] [t]he requester and addressee for delivery of the recorded images are the same and can be readily identified as a local or state government entity, or an agency, branch, or instrumentality of the federal government."

WHEREAS, the Counties of Orange, Los Angeles, Riverside and San Diego are the Owners of the SECURE G2G Portal; and

WHEREAS, the SECURE G2G Portal functions as a separate portal under the same security framework as the existing SECURE system; and

WHEREAS, the Counties of Orange, Los Angeles, Riverside and San Diego entered into an agreement dated August 19, 2008 to share the ownership and ongoing maintenance of a multi-county G2G electronic recording portal; and

WHEREAS, Orange County is the "Lead County" in supporting this SECURE G2G Portal and is responsible for executing any agreements with participants with the approval of the other Owners.

NOW THEREFORE, the Parties, for and in consideration of the mutual promises and agreements herein continued, do agree to the following:

1. DEFINITIONS

A. Owners: means the Counties of Los Angeles, Orange, Riverside and San Diego Counties.

B. Lead County: means the County of Orange as the designated lead in developing and supporting the multi-county system and responsible for handling the administrative

functions, negotiating and executing any contract relating to the support and maintenance of SECURE.

- C. Partner County or Partner Counties:** means non-owner counties that have contracted to use SECURE.
- D. SECURE G2G Portal:** means the SECURE Government to Government Portal.
- E. Government Agency:** means a government entity, other government agency, or a county department of the Owners that submits package(s) of documents electronically to an Owner or Partner County using the SECURE G2G Portal for the purpose of electronically recording under this MOU.
- F. SECURE:** means the Statewide Electronic Courier Universal Recording Environment used by multiple counties to electronically receive and return documents for recording.
- G. Government to Government:** means the acts of a county recorder recording a document for a Government Agency through the SECURE G2G Portal.
- H. Operational Issues:** means issues regarding the business rules that dictate what can be recorded by an individual Owner county or Partner County.
- I. Technical Issues:** means issues regarding how the SECURE G2G Portal electronically receives and returns recordable documents.
- J. Infrastructure:** means the non-software components used to electronically receive and return recordable documents through the SECURE G2G Portal.

2. PURPOSE

The purpose of this MOU is to define the requirements, rules and policies needed for Parties to share in the use of the SECURE G2G Portal to electronically record documents in a secure electronic recording environment.

3. TERM

This Agreement shall become effective upon the signature of the Parties for a term of 5 years unless terminated in writing by either party in accordance with this Agreement. The parties, by written agreement, may extend the agreement for no more than one additional year.

4. FEES and COST

Government Agency is exempt from fees for SECURE G2G Portal system use, maintenance and technical support. Government Agency may be held responsible to pay any other applicable fees, taxes, and other charges, however denominated, for the recordation of

documents. Government Agency is responsible for startup costs, which may include reimbursements for setup and tokens if applicable.

5. Eligibility

Established Government Agencies at the local, state or federal level, as defined below, will be allowed to submit legal documents for electronic recording through the SECURE G2G Portal pursuant to California Government Code section 27279(b), which states in part “[t]he recorder of any county may, in lieu of a written paper, accept for recording digitized images, digital images, or both, of a recordable instrument, paper, or notice if [. . .] [t]he requester and addressee for delivery of the recorded images are the same and can be readily identified as a local or state government entity, or an agency, branch, or instrumentality of the federal government.”

6. SECURE G2G Portal Recording Requirements

SECURE G2G Portal recording requirements and specifications are generally set forth in Attachment A and Attachment B, incorporated herein by reference, to this Agreement.

- 6.1 Government Agency shall comply with any and all requirements and specifications of the Agreement and in Attachments A and B (collectively Attachments).
- 6.2 Government Agency understands that the requirements and specifications may change from time to time.
- 6.3 Government Agency understands that the requirements and specifications set forth in the attachments could be specific to individual Owner or Partner Counties.
- 6.4 Government Agency acknowledges that the recording requirements and specifications contained in the attachments may not be exhaustive of the recording requirements for the individual Owners and Partner Counties.
- 6.5 Owners will provide written notice to the Government Agency within 30 days if there are any changes to the requirements or specifications.
- 6.6 Attachment A – Provides the technical specifications including submission methods, communication protocol security framework and imaging standards.
- 6.7 Attachment B – Contains the processing schedules, hours of operation, policies, sample document types and authority, technical service contact and security incident contact information for electronic recording with each individual Owner or Partner County.

7. Government Agency Acknowledgments and Responsibilities

- 7.1 Government Agency must supply all electronic recording equipment, i.e., computer, monitor, scanner, printer, an internet connection and a token from the Lead County, if applicable.

- 7.2 The electronic documents or records shall be considered the “original” record of the transaction in substitution for, and with the same intended effect as, paper documents or records. In the case that such documents or records bear a digital or electronic signature, those signatures shall have the same effect as paper documents or records bearing handwritten signatures.
- 7.3 Government Agency is responsible for the accuracy, completeness and content of documents submitted for recording through the G2G portal.
- 7.4 Government Agency shall immediately notify Lead County of any security incident, including but not limited to attempts at or actual unauthorized access which could compromise or otherwise adversely affect SECURE’s data systems.
- 7.5 Government Agency shall ensure that all security measures and credentials implemented are protected. Government Agency assumes all responsibility for documents submitted through unique credentials provided to Government Agency for the purposes of engaging in G2G recording.
- 7.6 Government Agency is responsible for receiving and verifying receipt of documents recorded to ensure that the source of the receipt is the county where the document was to be recorded.
- 7.7 Government Agency shall address all Operational Issues related to the electronic recording process with the individual Owner or Partner Counties.
- 7.8 Government Agency shall notify the Lead County of all problems involving Technical Issues. Government Agency shall work in good faith with the Lead County to resolve any Technical Issues. Resolution of Technical Issues may require Government Agency to provide onsite access to Lead County.
- 7.9 Government Agency shall comply with each county’s individual recording requirements. Government Agency’s submission of a document via the SECURE G2G Portal for transmission to a particular county for recording does not guarantee the document will be recorded by that individual county. Each Owner or Partner County may have its own specific requirements for the recordation of documents including, but not limited to, document types authorized for recording and payment methods. Documents not meeting a county’s specific requirements for recording may be rejected by the respective county.
- 7.10 Following the electronic recordation of a document, Government Agency agrees to deliver the original document and/or notify the real party in interest.

8. Lead County Responsibilities

- 8.1 Lead County shall conduct ongoing monitoring of the SECURE G2G Portal to protect the integrity of the transmission process.

- 8.2 Lead County shall test and maintain the SECURE G2G Portal software and hardware.
- 8.3 If the SECURE G2G Portal experiences delays or power failures that interfere with the normal course of business, the Lead County will work with the individual Owner or Partner County and Government Agency until the problem has been remedied.
- 8.4 Lead County will coordinate the SECURE G2G Portal administration, training, policy creation, access control and establishment of contracts required for Government Agency to submit to Partner Counties.
- 8.5 Lead County shall facilitate communication between Government Agency and Owner or Partner Counties.

9. SECURE G2G Portal Review

Government Agency's right to submit documents under this Agreement is subject to Owners review and acceptance of Government Agency's standards and procedures. Such approval will not be unreasonably withheld by Owners. This review is to confirm that all requirements of this Agreement are met.

10. General Recording Requirements

Submission, acceptance, recording and rejection of any document must comply with all applicable federal, state and local laws. County specific recording requirements are generally set forth in Attachment B.

11. Suspension

Lead County, with the concurrence of all the other Owners, may suspend Government Agency's submission of documents to the SECURE G2G Portal, restrict access, or deny access to Government Agency and any of Government Agency's individual staff members at any time in its sole discretion as it deems necessary.

Notice of suspension will be immediately provided to Government Agency by Lead County on behalf of Owners. Government Agency may resume submission upon satisfactory resolution of the reason for suspension after notification from the Lead County. Whether a matter is resolved is determined solely by the SECURE Owners.

The following is a non-exhaustive list of reasons for suspension:

- 11.1 To protect the public interest.
- 11.2 To protect the integrity of public records.
- 11.3 To protect real property owners from financial harm.

11.4 To prevent fraud.

11.5 For Government Agency's violation of, or to prevent the violation of, any federal, state, or local law.

11.6 For Government Agency's failure to notify Lead County of modifications which could compromise or otherwise adversely affect SECURE's data systems.

11.7 For Government Agency's default of any provision of this Agreement.

12. Limitation of Liability

Owners and Partner Counties shall be held harmless from and not incur any liability for any damages whatsoever caused either directly or indirectly for:

12.1 Information electronically transmitted by the Government Agency.

12.2 Any breach of security, fraud or deceit resulting from electronic recording.

12.3 Damages resulting from software, hardware, or other equipment failure.

12.4 Delays or power failures that interfere with the normal course of electronic recording.

12.5 Restricting or terminating Government Agency's ability to electronically record documents.

12.6 Claims, disputes or legal actions concerning an electronic transaction, including, but not limited to, the accuracy, completeness or content of documents submitted for recording.

12.7 Government Agency, Owners and Partner Counties shall not be liable to each other for:

12.7.1 Any special, incidental, exemplary or consequential damages arising from or as a result of any delay, omission or error in the electronic recording transmission or receipt.

12.7.2 Any failure to perform processing of the transactions and documents where such failure is beyond the party's reasonable control (including, without limitation, any mechanical, electronic or communications failure, which prevents the parties from transmitting or receiving the electronic recording transactions).

12.7.3 Except for payment and indemnity obligations hereunder, any cessation, interruption or delay in the performance of an obligation hereunder due to earthquake, flood, fire, storm, natural disaster, act of God, war, armed conflict, terrorist action, labor strike, lockout boycott, provided that the party relying

upon this paragraph: (a) shall have given the other party written notice thereof promptly and, in any event within five (5) days of discovery thereof and, (b) shall take all reasonable steps reasonably necessary under the circumstances to mitigate the effects of the force majeure event upon which such notice is based in the event the force majeure event described in this paragraph extends for a period in excess of three (3) days.

13. Indemnification

- 13.1 Owners shall not be responsible for any damage or liability occurring by reason of any acts or omissions on the part of Government Agency under or in connection with any work, authority or jurisdiction delegated or determined to be the responsibility of Government Agency under this Agreement. It is also understood and agreed that pursuant to Government Code Section 895.4, Government Agency shall fully indemnify, defend, and hold Owners and their respective officers, employees, and agents harmless from, and against, any claims, demands, liability, damages, costs (including attorney's fees), and expenses, including, without limitation, those involving bodily injury, death, or personal injury of any person or property damage of any nature whatsoever (collectively "Claims"), arising from, or related to, any acts or omissions on the part of the Government Agency under or in connection with any work, authority or jurisdiction delegated to or determined to be the responsibility of Government Agency under this Agreement, except to the extent caused by the sole negligence or willful misconduct of the Owners. This provision shall survive termination or expiration of this Agreement.
- 13.2 Notwithstanding section 13.1 above, in the event the Government Agency under this Agreement is a county department of an Owner, such Government Agency's indemnification obligations to each other Owner hereunder shall not exceed each Owner's indemnification obligations under that certain Multi-County Agreement Between the Counties of Los Angeles, Orange, Riverside, and San Diego for Shared Ownership and Ongoing Maintenance of an Electronic Recording Delivery System (the "Multi-County Agreement").
- 13.3 In the event of fraud that arises directly or indirectly from Government Agency's submission of a document through the SECURE G2G Portal for electronic recording that impacts the value of or title to real estate, Government Agency shall defend and indemnify the Owners against any Claims (as defined in section 13.1, above) for any G2G electronic recording transaction in which the Government Agency engages.

14. Termination

- 14.1 Either party may terminate this Agreement for any reason by providing 30 calendar days' written notice of termination.
- 14.2 Owners may terminate this Agreement immediately if Government Agency is in default of any of the terms of this Agreement.

14.3 Notwithstanding any other provision of this Agreement, the Owners may terminate this Agreement immediately at any time in its sole discretion as it deems necessary. The following is a non-exhaustive list of reasons for termination:

14.3.1 To protect the public interest.

14.3.2 To protect the integrity of public records.

14.3.3 To protect real property owners from financial harm.

14.3.4 To prevent fraud.

14.3.5 For Government Agency's violation of, or to prevent the violation of, any federal, state or local law.

14.4 The indemnification and limitation of liability provisions of this Agreement shall survive any termination of this Agreement.

15. Dispute Resolution

Owners and Government Agency will attempt, in good faith, to resolve any controversy or claim arising out of or relating to G2G electronic recording through either negotiation or mediation prior to initiating litigation.

16. Governing Laws and Venue

This Agreement has been negotiated and executed in the State of California and shall be governed by and construed under the laws of the State of California. In the event of any legal action to enforce or interpret this Agreement, the sole and exclusive venue shall be a court of competent jurisdiction located in Orange County, California.

17. Amendment

Any amendments or modifications to this Agreement shall be in writing duly executed by each party's authorized official, which shall become effective at a time mutually agreed upon by the Parties. No alteration or variation of the terms of this Agreement shall be valid unless made in writing and signed by the parties hereto, and no oral understanding or Agreement not incorporated herein shall be binding on either party.

18. Assignment

This Agreement shall not be assigned by a party, either in whole or in part, without prior written consent of other party. Any assignment or purported assignment of this Agreement by a party without the prior written consent of the other party will be deemed void and of no force or effect.

19. Entire Agreement

This Agreement contains the entire and complete understanding of the Parties and supersedes any and all other agreements, oral or written, with respect to the terms under this Agreement.

20. Parties in Interest

None of the provisions of this Agreement or any other document relating hereto provides any rights or remedies to any person other than the Parties hereto and the Partner Counties and their respective successors, transferees, assumers and assigns, if any.

21. Privileged and Confidential Information

The Government Agency agrees that all personal information, which is considered privileged and confidential under state law contained within the documents submitted for recording will not be released by the Government Agency to any individual or other legal entity who would not otherwise have authorized access to such information. Any release of information by the Government Agency to any unauthorized individual or other legal entity may result in the Owners terminating this Agreement.

22. Waiver

No waiver of the breach of any of the covenants, agreements, restrictions, or conditions of this Agreement by Owners shall be construed to be a waiver of any succeeding breach of the same or other covenants, agreements, restrictions, or conditions of this Agreement. No delay or omission of Owners, in exercising any right, power or remedy herein provided in the event of default shall be construed as a waiver thereof or acquiescence therein, or be construed as a waiver of a variation of any of the terms of this Agreement.

23. Severability

If any term or portion of this Agreement is held to be invalid, illegal, void or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions of this Agreement shall continue in full force and effect.

24. Sections and Attachments

All sections and attachments referred to herein are attached hereto and incorporated by reference.

25. Headings

The Agreement captions, clause, section and attachment headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

26. No Presumption Against Drafter

This Agreement is deemed to have been drafted jointly by the Parties. This Agreement shall be construed without regard to any presumption or rule requiring construction against or in favor of the party receiving a particular benefit under this Agreement. No rule of strict construction will be applied against any party or person.

27. Notices

Any notice requirement set forth herein shall be in writing and delivered to the appropriate party at the address listed in this subparagraph. Notice shall be given by electronic mail or deposited in the United States mail, postage prepaid, to the parties listed below. Addresses for notice may be changed from time to time by written notice to the other party. All communications shall be effective when actually received; provided, however, that nonreceipt of any communication as the result of a change in address of which the sending party was not notified or as the result of a refusal to accept delivery shall be deemed receipt of such communication. For reporting a security incident, the Government Agency shall also report the incident to the Lead County at the email address specified below.

Government Agency

Local Agency Formation Commission for the County of Los Angeles
Attn: Paul A. Novak, Executive Officer
80 South Lake Avenue, Suite 870
Pasadena, CA 91101
Email: pnovak@lalafco.org

Lead County:

Orange County Clerk-Recorder
Attn: SECURE G2G Coordinator
601 N. Ross Street
Santa Ana, CA 92701
Email: SECURESupport@rec.ocgov.com

28. Signatures in Counterparts:

This MOU may be executed in counterparts by the parties. This MOU is in effect as to any signatory party upon execution and, for purposes of enforcement, true copies of signatures shall be deemed to be original signatures.

IN WITNESS WHEREOF, the parties hereto have caused this MOU to be executed and attested to by their proper officers thereunto duly authorized and their official seals to be hereto affixed, as of the day and year first above written.

--Signatures Follow--

OWNERS

THE COUNTY OF ORANGE AS LEAD COUNTY:

Approved By: Hugh Nguyen

Signature: _____
Orange County Clerk-Recorder

Date: _____

**THE OFFICE OF THE ORANGE COUNTY COUNSEL
APPROVED AS TO FORM**

Signature: _____
Title: Deputy County Counsel
Dated: _____

GOVERNMENT AGENCY

DEPARTMENT OF (Government Agency): Local Agency Formation Commission for the County of Los Angeles

COUNTY: Los Angeles

Approved By: Paul A. Novak

Signature: _____

Title: Executive Officer

Date: _____

Approved as to Form:

RODRIGO A. CASTRO-SILVA

County Counsel

By: _____

Attachment A - Technical Specifications

1. Submission Methods

SECURE G2G Portal User Interface (UI) – Government Agencies who will be scanning paper or uploading image files directly into the SECURE G2G Portal must use a token for authentication. Government Agencies will receive recording confirmation via the UI. The UI allows user to upload a pre-scanned 300 DPI TIFF Group IV image or use a browser scanner TWAIN plugin.

SECURE G2G Portal Web API (API) – Government Agencies that directly connect to the API must adhere to the XSD standard. The XML files that are uploaded must include Base64 encoded 300 DPI TIFF Group IV image files. This process does not require a user to be involved in the transfer; it is an automatic process that will be programmed by the submitter in conjunction with the County. Government Agencies will receive recorded information via XML return package.

2. Communications Protocol

HTTPS is required for the submission of instruments.

3. Security Framework

The required security framework is provided for in the SECURE G2G Portal software. The SECURE G2G Portal software shall use a minimum of 128-bit file and image encryption. Industry standard Secure Sockets Layer (SSL) and user login with password that is encrypted shall be employed. User passwords are controlled by the Government Agency and at a minimum changed at 90-day intervals to reduce security exposure.

a) Endpoint Security (Authentication Token) - Government Agencies will require one token for each agency staff member that will be utilizing the UI. For use of the token to submit documents through the SECURE G2G Portal for recording electronically, please refer to the SECURE G2G Portal User Manual.

b) Computers and User Accounts

Government Agency computer(s) connected to the SECURE G2G Portal must be dedicated workstations for G2G recording only. Government Agency computers utilized for such are required to comply with a workstation checklist provided by Lead County.

Computers that connect to SECURE G2G Portal will have system and application logging enabled with a retention period of 3 months. Lead County may request reports of user access and transaction activity.

Workstations used to submit, retrieve, or, when applicable, return SECURE G2G Portal payloads are protected from unauthorized use and access. As a minimum, workstations shall meet all of the following requirements:

- Anti-malware software configured to start on system boot-up.
- All critical operating system patches applied within one month from when the patch first becomes available.
- A hardware firewall installed and maintained.
- Up to date virus scan software that shall check for definition updates every twenty-four hours.
- A full virus scan configured to run weekly at a minimum.
- Installed applications shall be limited to the purpose of performing the necessary operational needs of the recording process as defined by the County Recorder.
- Screen Lock must be configured for activation after 10 minutes of inactivity.

Shared user accounts may not be issued. At no time shall more than one person be authorized access to SECURE G2G Portal using a single SECURE G2G Portal user account or set of identity credentials. Each person shall be uniquely identified. If a user's status changes, so that access to SECURE G2G Portal is no longer required, the user's SECURE G2G Portal account and identity credentials shall be disabled and revoked, but not deleted from the system. SECURE G2G Portal user accounts and identity credentials are non-transferable.

c) Imaging Standards

The following imaging standards shall be complied with:

- Documents must be scanned or uploaded at 300 DPI TIFF Group IV image or use a browser scanner TWAIN plugin.
- Documents will be scanned in portrait mode.
- All pages, including attachments, must be numbered sequentially.
- Documents must be scanned to original size.
- Document details, such as margins, font size and other similar requirements, must meet all applicable state statutes as set out in Government Code Section 27361 et seq.

Attachment B - Los Angeles County

1) Hours of Operation

Documents may be submitted to the SECURE G2G Portal 24 hours a day Monday through Friday. The Los Angeles County Registrar Recorder recording processing times are County business days/hours: 8AM – 5PM. All documents are recorded using FIFO (First In-First Out) method and are not guaranteed to be recorded the same day they are submitted.

2) Document Types and Authority

It is the responsibility of each agency to ensure documents submitted using the SECURE G2G portal are recordable within Los Angeles County based on current California state law requirements. Documents submitted may include electronic signatures and electronic notary acknowledgments taken in accordance with law in their applicable jurisdiction.

G2G Batch Submittals

- a) After contracts are approved and signed off, the Government Agency is required to request a unique submitter number from the Los Angeles County RR/CC for financial billing purposes.
Contact:
Margaret Omeaku
Recorder Bureau Administration
562-462-2809
- b) Batches shall be submitted using the unique Submitter number as the leading prefix, followed by the year, month, date, and batch number; i.e. G01-2009110501.
- c) Submitter shall limit the size of each batch to a maximum of 25 documents, for those scanned in using the SECURE G2G User Interface (UI).
- d) Submitter shall limit the size of each batch to a maximum of 100 documents, for those submitted using the Web API.
- e) It is the Agency's responsibility to ensure that uploaded or scanned batches are NOT duplicates of previously submitted documents. If a duplicate batch(s) is submitted for recording, it will be the responsibility of the Agency to submit the appropriate release for the judgement or lien for each document.

3) R/R-CC Processing Guidelines

- a) Documents are processed using FIFO method
- b) Documents that do not meet the appropriate recording requirements will be rejected and returned with a detailed reason.
- c) If rejected, resubmission of the document(s) will only be accepted in a new batch.

4) Recording Fees

- a) All agencies will be required to establish a billing account with the Los Angeles County Financial Services Division.

- b) All fees shall be submitted through the RR/CC's existing monthly billing process. It shall be noted that submitters identified as failing to submit proper fees or incurring Non-Sufficient Fund ("NSF") checks will be blocked from submitting documents until financial issues are resolved.

5) Document Return and Recording Confirmations

- a) The recording confirmation will be returned to the Government Agency in electronic format after recordation is complete.
 - i) Agencies utilizing the SECURE G2G User Interface (UI) - The confirmation will include a RR/CC lead sheet with the first page of the document for reference, and fees associated with the document being recorded.
 - ii) Agencies utilizing the Web API – Will receive their confirmation, recording data and fees through an XML file package.
 - iii) Documents that are rejected will be returned to the Government Agency in electronic format along with a description of the reason(s) for rejection.

6) Legibility

Government Agency is responsible for scanning at 300 dpi and performing quality assurance on each page of all documents to ensure compliance with photographically reproducible standards. Documents or page(s) not meeting this requirement will be rejected for rescanning and resubmission.

7) Technical Service and Security Incident Contact Information

If assistance is needed for SECURE technical issues or a security issue needs to be reported, contact (714) 478-9891 between the hours of 7:00 am and 5:00 pm.

Los Angeles County Recorder Contacts:

Jaime Pailma, Manager
Phone: (562)462-2889
jpailma@rrcc.lacounty.gov

Sandra Spencer, Assistant Manager
Phone: (562)462-2982
sspencer@rrcc.lacounty.gov

Natasha Campbell, Section Head
Phone: (562)345-8385
ncampbell@rrcc.lacounty.gov

Staff Report

June 9, 2021

Agenda Item No. 9.b Proposed Lease Extension for 80 South Lake Avenue, Pasadena

Staff is requesting authorization to execute a lease extension for office space (Suite 870) at 80 South Lake Avenue in Pasadena.

In August of 2011, LAFCO entered into a ten-year lease for office space at 80 South Lake Avenue in Pasadena. The lease commenced in December of 2011, and the lease is set to expire in November of 2021.

In November of 2020, the Commission Chair appointed an ad hoc committee to advise staff concerning a potential lease extension. The members of the Ad Hoc Lease Extension Committee (Committee) are Commissioners Jerry Gladbach, Don Dear, and Gerard McCallum. The Committee met on January 19th and May 20th, and members have provided direction for staff's negotiations with the landlord.

At the direction of the Committee, LAFCO retained a real estate broker to handle the negotiations with IDS, LAFCO's landlord. LAFCO's broker has negotiated terms of a lease extension with an IDS representative for the past several months.

At the May 20th Committee Meeting, the Ad Hoc Committee considered the latest offer from IDS, and recommended that staff endorse it for Commission for consideration.

The main components of the proposed lease extension are:

- **Commencement:** The lease extension would commence on December 1, 2021.
- **Term:** The term of the lease would be sixty-three (63) months, through March 1, 2027
- **Rental Rate:** The base rental rate would be \$3.40/square foot of space per month, and would increase by three-percent (3%) per year. At present, LAFCO pays \$3.00/square foot of space per month. Because LAFCO executed a ten-year lease in 2011—when rental rates were depressed—LAFCO is currently paying rental rate well below current market rate levels. Based upon rents being paid for comparable buildings, LAFCO's real estate broker is confident that the proposed rental rate is consistent with current market rents.
- **Abatement:** Rent would be abated (forgiven) for three months (December 2021, January 2022, and February, 2022).

- Termination Right: LAFCO would have a one time right to terminate the lease at the end of the thirty-sixth (36th) month. LAFCO would have to notify the landlord at least nine (9) months in advance and pay back the three months of rental abatement as well as a portion of the broker's commission (the landlord paid a commission for a 63-month lease, so LAFCO would pay for the commission representing the other 27 months).
- Security Deposit: The landlord will return to LAFCO the security deposit (\$8,231.68) that was paid in 2011 when the original lease was executed.
- Parking: LAFCO would be required to purchase five (5) parking passes per month, with an option to purchase an additional two (2) parking passes (the current lease obligates LAFCO to purchase seven (7) parking passes per month).

Retaining a real estate broker, as recommended by the Ad Hoc Committee, produced significant cost savings. Amongst other concessions, the broker successfully negotiated the rental abatement, the one-time cancellation right, the return of the security deposit, and the reduction in required parking passes.

Members of the Ad Hoc Committee, as well as staff, feel strongly that the one-time termination right is essential to any lease extension. This relatively short time-frame—three years—would allow LAFCO to ascertain a better sense of long-term office space needs and employee schedules. At present, it is too early to predict LAFCO's long-term space planning needs and employee schedules. Once COVID-19 restrictions are lifted entirely, members of the Ad Hoc Committee felt the Commission may wish to entertain a discussion of potential alternate work schedules (i.e., a "hybrid" of in-office working and remote working) for LAFCO employees. While that conversation is likely several months away, the need to address the short-term office space needs is a current, time-sensitive obligation.

Should LAFCO choose to exercise the one-time termination rights afforded in the proposed lease extension, the lease would terminate approximately three years from the renewal, in December of 2024. Should LAFCO choose not to exercise the one-time termination rights, the lease would terminate in March of 2027. Staff would return to the Commission with a recommendation in advance of the deadline, and the Commission would decide whether or not to exercise the termination rights.

Staff would like to acknowledge the hard work of Commissioners Jerry Gladbach, Don Dear, and Gerard McCallum, who served as the Ad Hoc Committee. Staff is grateful for their advice and support, which were extremely helpful.

Given the foregoing, staff requests authorization to execute a lease extension for office space (Suite 870) at 80 South Lake Avenue in Pasadena.

Recommended Action:

1. Authorize the Chair, on behalf of the Commission, to execute a lease extension with IDS Real Estate Group to continue leasing office space (Suite 870) in the building located at 80 South Lake Avenue in Pasadena: and
2. Direct staff to agendize a discussion, at a future Commission Meeting, of whether to exercise the one-term termination rights in the lease extension, in advance of the deadline specified in the lease extension.

Attachment: Proposed Lease Extension



June 2, 2021

Via E-Mail

Mr. Tony Maniscalchi and Mr. Mike Maniscalchi
System Real Estate Management, Inc.
700 North Brand Blvd., Suite 260
Glendale, CA 91203

**RE: LEASE RENEWAL COUNTER PROPOSAL – LOCAL AGENCY FORMATION COMMISSION
80 SOUTH LAKE AVENUE, SUITE 870
PASADENA, CALIFORNIA**

Dear Tony and Mike:

Thank you for your counter proposal on behalf of Local Agency Formation Commission (“Tenant”) for the space at 80 South Lake Avenue in Pasadena, California (“Building”). We value your client’s tenancy in the project and are pleased to have the opportunity to extend the term of their lease. On behalf of TRPF 80 South Lake Avenue LP (“Landlord”), we have been authorized to submit the following response:

- 1. Tenant:** Local Agency Formation Commission for the County of Los Angeles
- 2. Landlord:** TRPF 80 South Lake Avenue LP

A project of Nuveen Real Estate, an operating division of TIAA Global Asset Management and one of the largest real estate investment managers in the world.
- 3. Project:** 80 South Lake is an eight-story office building totaling approximately 73,200 Rentable Square Feet (RSF). The building is centrally located at the corner of Lake Avenue and Green Street in the heart of Pasadena’s financial corridor and South Lake Avenue’s shopping district.

More information and images of the project can be viewed at www.80southlake.com.
- 4. Premises:** The Premises has been re-measured in accordance with the ANSI/BOMA Z65.1-2017 standard and accompanying guidelines, and upon the commencement of the extension term, shall consist of 2,865 RSF.
- 5. Lease Commencement:** December 1, 2021.

6. **Lease Term:** The term of this Lease shall be for sixty-three (63) months.
7. **Base Rental Rate:** The initial monthly Base Rent shall be \$3.45 per rentable square foot, per month, FSG. The Monthly Base Rental Rate shall be adjusted each year on the Anniversary Date of the Lease Commencement Date by three percent (3%).
8. **Rental Abatement:** Rent shall be abated for three months (December 2021, January 2022, and February 2022).
9. **Tenant Improvements:** There shall be no tenant improvements.
10. **Termination Right:** Provided Tenant is not in default beyond any notice and cure periods, Tenant shall have the one (1) time personal right to terminate the Lease at the end of the thirty sixth (36th) month with no less than nine (9) and no more than twelve (12) months prior written notice ("Notice"). Tenant shall pay a Termination Fee along with the Notice equal to unamortized transaction costs (tenant improvement allowance, brokerage fees and Rent Abatement) at 8% and four months of Rent due immediately following the Termination Date. The Termination Fee shall be calculated and stated in the lease amendment.
11. **Security Deposit:** Landlord shall return Tenant's Security Deposit in the amount of \$8,231.68 upon Lease Commencement.
12. **Parking** Tenant shall lease five (5) parking passes on a monthly basis at the Building Standard Parking Rates. Tenant shall have the right but not the obligation to lease an additional two (2) parking passes.
13. **Operating Expenses:** Effective December 1, 2021, Tenant shall pay its proportionate share of increases in the Building's Operating Expenses and Property Taxes over a 2022 Base Year. Operating Expenses shall mean all costs reasonably incurred by Landlord which relate to the operation of the Building. Such Operating Expenses shall be grossed up as if the Building were 95% occupied.
14. **Broker:** Tenant represents that System Real Estate Management, Inc. is its sole Broker. Landlord and Tenant hereby acknowledge that IDS Real Estate Group represents the Landlord in the transaction contemplated herein.

15. Confidentiality:

The material contained herein is confidential. It is intended for the use of Tenant solely in determining whether they desire to enter into a lease amendment with Landlord and is not to be copied nor disclosed to any other person. In the event Tenant does not enter into the contemplated transaction, Tenant will continue to keep such information and material confidential.

This communication does not constitute an offer, acceptance, or binding contract and is not intended as a final expression of any agreement of the parties. Notwithstanding anything to the contrary contained herein, this Letter is non-binding and is not intended to establish any rights to lease all or any portion of the Property or any exclusive rights or obligations to negotiate, but merely is an expression of the terms upon which we are currently willing to negotiate, and this letter is in no way a contract or other agreement to negotiate of any kind whatsoever. Unless and until a binding Lease Agreement has been mutually executed and delivered, either party shall be free to elect not to proceed with the proposed lease transaction and/or with negotiations for same. Prior to the mutual execution and delivery of a binding Lease Agreement, Tenant (i) proceeds at its own risk, (ii) acknowledges that it is not and shall not rely on this letter, or any action or statement of Landlord or its agents that it has a right to lease the Property or that Landlord has an obligation to negotiate with Tenant or to lease the Property to Tenant, and (iii) understands that either party may elect for any reason to discontinue negotiations.

Mr. Tony Maniscalchi and Mr. Mike Maniscalchi
June 2, 2021
Page 4 of 4

If the foregoing meets your approval, please contact us and we will prepare a Lease Amendment, which upon full and mutual execution shall constitute the agreement between the parties. If you have any questions, please contact us.

Sincerely,



Lauren Allen
Manager
DRE Lic. #02018426

AGREED & ACCEPTED
Local Agency Formation Commission for the
County of Los Angeles

By

Its

Date

cc: TRPF 80 South Lake Ave, LP

Staff Report

June 9, 2021

Agenda Item No. 10.a.

Legislative Update

Legislation:

Several bills of interest to the Commission are moving forward in the committee review process in the Capitol. Information that is new (compared to last month's update) is provided in bold).

Bills on which the Commission has taken a Position:

- **AB 1581 (Assembly Local Government Committee):** This is the annual Omnibus Bill sponsored by CALAFCO. AB 1581 was introduced on March 9th. CALAFCO and LA LAFCO are on record in support of AB 1581. AB 1581 is pending before the Assembly Local Government Committee. The bill was amended on April 19th, and now includes a total of seventeen (17) items (eleven "traditional" items, and six items repealing "special provisions" which relate exclusively to Los Angeles, Marin, and Santa Cruz Counties). **The Assembly approved AB 1581 on May 13th. In the Senate, AB 1581 was assigned to the Senate Governance & Finance Committee.**

Commission Position: **SUPPORT** (March 10th Meeting)

- **AB 703 (Rubio, B):** Post-pandemic, AB 703 (introduced on February 16th) would allow legislative bodies to utilize teleconferencing for public Brown Act meetings, subject to certain requirements concerning posting, notice, and the ability of the public to observe the meetings and provide public comment; would remove the requirement to post agendas and provide for public attendance at each virtual meeting location for teleconferencing meetings; and would require public agencies to respond to requests for reasonable ADA accommodation requests. The bill is sponsored by the Three Valleys Municipal Water Agency, and has garnered the support of the Association of California Water Agencies (ACWA), California Mutual Utilities Association, Foothill Municipal Water District, Metropolitan Water District of Southern California (MWD), Municipal Water District of Orange County (MWDOC), Public Water Agency Group (PWAG), Rowland Water District, San Gabriel Valley Economic Partnership, Southern California Water Coalition (SCWC), and Walnut Valley Water District. AB 703 is pending before the Assembly Local Government Committee. **AB 703 did not clear the policy committee deadline, and it is now a two-year bill.**

Commission Position: **SUPPORT** (April 14th Meeting)

- **AB 1053 (Gabriel):** Current law states that a majority of city representatives is required to establish a quorum for the City Selection Committee in each county; AB 1053, introduced on February 18th) would reduce that quorum, for the same agenda items only, to one-third of city representatives if the first meeting was postponed for lack of a quorum. Current law

states that City Selection Committees must meet in person; this bill would authorize city selection committee meetings to be conducted by teleconferencing and electronic means. The bill was amended on April 20th to apply exclusively to the Los Angeles County City Selection Committee (given this change, CALFCO has withdrawn its initial opposition to the bill). **AB 703 did not clear the policy committee deadline, and it is now a two-year bill.**

Commission Position: **SUPPORT** (April 14th Meeting)

Other Bills:

- **AB 1195 (Cristina Garcia):** This bill, introduced on February 18th, would form a new Southern Los Angeles County Regional Water Agency (SLACRWA) as a regional water agency serving Southeast Los Angeles County. The boundary of the proposed SLACRWA would be the same territory as the existing boundary of the Water Replenishment District of Southern California (WRD), and the combined territory of the existing boundaries of the Central Basin Municipal Water District and the West Basin Municipal Water District. The SLACRWA would be governed by a five-member board appointed by the Governor, the Los Angeles County Board of Supervisors, the Gateway Cities Council of Government, the South Bay Cities Council of Governments, and the San Gabriel Valley Council of Governments. Under AB 1195, when directed by the State Water Resources Control Board, the SLACRWA will consolidate operation of public water systems (defined as systems for human water consumption that have 15 or more service connections) or serve as an administrator of a public water system. The bill is special legislation without LAFCO involvement in the formation of the SLACRWA. **The Assembly approved AB 1195 on May 27th, and it is now pending in the Senate and awaiting assignment to a policy committee; staff anticipates a double referral to the Environmental Quality Committee and the Governance & Finance Committee. Based upon substantial input from a variety of stakeholders, the author amended AB 1195 on May 24th. The amendments include a provision creating a “pilot program” for LA LAFCO, one that would afford LA LAFCO with broad authority over service extensions, consolidations, and dissolutions (a copy of AB 1195 is attached). Because work on AB 1195 is on-going, staff is not requesting that the Commission take a position at this time.**
- **SB 268 (Archuleta):** Current law authorizes the submittal of a proposal to LAFCO to form a new Lower Los Angeles River Recreation and Parks District (LLARRPD), and the City of South Gate submitted a proposal to form the LLARRPD with LAFCO on October 2, 2019, which is currently pending); SB 268 would alter the composition of the governing board for the proposed district. Current law authorizes, no later than January 1, 2020, the submittal of a proposal to LAFCO to form a new Lower San Gabriel Valley Recreation and Park District; SB 268 would extend that deadline to January 1, 2024. Staff does not see a reason for LAFCO to take a position on SB 268. Co-authored by Senator Lena Gonzalez, and Assembly Members Cristina Garcia, Lisa Calderon, and Patrick O'Donnell, the bill is supported by the Cities of Artesia, Bellflower, Commerce, Downey, Lakewood, Pico Rivera, and Santa Fe Springs. Introduced on January 28th, SB 268 was approved by the Senate Governance and Finance Committee on March 25th. **On June 1st, the Senate approved SB 268 and ordered the bill to be sent to the Assembly.**

- **AB 850 (Gallagher):** Current law, and until January 1, 2022, authorizes the City of El Monte, the City of Montebello, and the City of Willows to sell its public utility for furnishing water service for the purpose of consolidating the system with another public water system; this bill would extend the deadline to January 1, 2024. Co-authored by Assemblyman Mike Gipson, the bill was introduced on February 17th. **The Assembly approved AB 850 on May 27th, and it is now in the Senate awaiting assignment to a policy committee.**
- **AB 339 (Lee and Cristina Garcia):** Once public meetings return to an “in-person” format (post COVID restrictions), AB 339 would require that public agencies provide both call-in access (landline telephone) and internet access (computer, laptop, or cell phone) for all public meetings. Additionally, the bill would require public agencies to provide closed captioning for all meetings, to translate all agendas and instructions for accessing the meeting into all languages for which five-percent (5%) of the population in the area governed by the local agency is a speaker. CALAFCO has taken a “watch” position on AB 339. The bill was introduced on January 28th. **On April 15th, the bill was amended to apply only to “all open and public meetings of a city council or a county board of supervisors that governs a jurisdiction containing at least 250,000 people.” Given this amendment, AB 339 would not apply to LAFCO. The Assembly Appropriations Committee approved AB 339 on May 19th, and it is now pending before the full Assembly.**
- **SB 273 (Hertzberg):** Under current law, most county sanitation districts do not have the authority to provide stormwater management services; the two exceptions are in Los Angeles County and Orange County, both of which are the result of special legislation. SB 273 would allow all other county sanitation districts statewide to provide stormwater management services, while keeping the LAFCO process to activate these latent powers intact. The bill is sponsored by the California Association of Sanitation Agencies (CASA), and it is supported by CALAFCO, who worked with the author on proposed amendments. **The Senate approved SB 273 on April 12th. In the Assembly, SB 273 has been double-referred to the Local Government Committee and the Environmental Safety and Toxic Materials Committee.**
- **SB 403 (Gonzalez):** Current law authorizes the State Water Resources Control Board (SWRCB) to order the “forced consolidation” of small water systems with a receiving system for certain disadvantaged communities. SB 403 would expand this authority to encompass a water system or domestic well(s) that are at risk of failing to provide adequate drinking water. CALAFCO has reached out to the author’s office to address concerns and to discuss amendments. The Senate Environmental Quality Committee approved SB 403 on March 16th. **The Senate approved SB 403 on May 20th. In the Assembly, SB 403 has been double-referred to the Local Government Committee and the Environmental Safety and Toxic Materials Committee.**
- **SB 55 (Stern and Allen):** This bill would prohibit the creation or approval of a new development, as defined, in a Very High Fire Hazard Severity Zone or a State Responsibility Area. CALAFCO has taken a “watch” position on SB 55. Introduced by Senators Henry Stern and Ben Allen on December 7, 2020, the bill was double-referred to

the Governance & Finance Committee and the Housing Committee. The author amended the bill on April 5th, and so as to “not result in a decrease in the state’s supply of housing,” the “intent of the Legislature [is] to help prevent such a decrease by offering alternative density bonus line incentives.” **SB 55 did not clear the policy committee deadline, and it is now a two-year bill.**

- **AB 1295 (Muratsuchi)**: This bill would prohibit a city or county from entering into a development agreement for property located in a designated “Very High Fire Hazard Severity Zone.” Introduced on February 19th, the bill was double-referred to the Assembly Local Government Committee and the Housing and Community Development Committee. **AB 1295 did not clear the policy committee deadline, and it is now a two-year bill.**
- **AB 11 (Ward)**: Introduced by Assemblyman Chris Ward on December 7, 2020, AB 11 would require the Strategic Growth Council to establish up to 12 regional climate change authorities to coordinate climate adaptation and mitigation activities in their regions, and coordinate with other regional climate adaptation authorities, state agencies, and other relevant stakeholders. CALAFCO has taken a “watch” position on AB 11. **AB 11 did not clear the policy committee deadline, and it is now a two-year bill.**

Recommended Action:

Staff recommends that the Commission:

1. Receive and file the Legislative Update.

Attachments:

- AB 1195 (amended May 24, 2021)

AMENDED IN ASSEMBLY MAY 24, 2021

AMENDED IN ASSEMBLY APRIL 6, 2021

CALIFORNIA LEGISLATURE—2021–22 REGULAR SESSION

ASSEMBLY BILL

No. 1195

Introduced by Assembly Member Cristina Garcia

February 18, 2021

An act to amend Section 116681 of, to add Section 116351 to, ~~and~~ to add Article 9.5 (commencing with Section 116688) to Chapter 4 of Part 12 of Division 104 of, *and to repeal Section 116690 of*, the Health and Safety Code, relating to water.

LEGISLATIVE COUNSEL'S DIGEST

AB 1195, as amended, Cristina Garcia. Drinking water.

The California Safe Drinking Water Act provides for the operation of public water systems and imposes on the State Water Resources Control Board various responsibilities and duties relating to the regulation of drinking water to protect public health. *The act authorizes the state board to order consolidation with, or extension of service from, a receiving water system if a public water system or state small water system serving a disadvantaged community consistently fails to provide an adequate supply of safe drinking water or if a disadvantaged community is substantially reliant on domestic wells that consistently fail to provide an adequate supply of safe drinking water.*

Existing law establishes the Safe and Affordable Drinking Water Fund in the State Treasury to help water systems provide an adequate and affordable supply of safe drinking water in both the near and long terms. Existing law authorizes the state board to provide for the deposit into the fund of certain moneys and continuously appropriates the

moneys in the fund to the state board for grants, loans, contracts, or services to assist eligible recipients.

~~This bill would prohibit, once an operator of a public water system exercises water rights for the benefit of the public water system, those surface water rights or groundwater rights from being severed or otherwise separated from the public water system. prohibit a public water system from transferring or abandoning a water right held by the public water system except upon approval of the state board, as prescribed.~~

The bill would enact the Southern Los Angeles County Human Right to Water Collaboration Act, which would require the state board to appoint a ~~commissioner~~ *commissioner, from its own staff located in the County of Los Angeles*, to, among other things, expend moneys from the Safe and Affordable Drinking Water Fund on behalf of the state board for eligible purposes and recipients in southern Los Angeles County, within the jurisdictional boundaries of the Water Replenishment District of Southern ~~California~~ *California, excluding the area overlying the West Coast Groundwater Basin*, and in collaboration with the communities and operators of public water systems in the region. The bill would require the commissioner, on or before December 31, 2024, to develop and submit to the state board a plan for the long-term sustainability of public water systems in southern Los Angeles County, in collaboration with a technical advisory board, which the bill would create. The bill would require the technical advisory board to be composed of an unspecified number of members, with one member appointed by the state board and the remaining members *authorized to be appointed by specified and* unspecified entities.

In preparing the plan, the bill would require the commissioner, among other things, to oversee *and collaborate with the state-funded work of the Water Replenishment District of Southern California in a specified assessment and to consult with the Los Angeles County Local Agency Formation Commission regarding effective public water system governance strategies in the region, as specified. region. The bill would authorize the state board to adopt and implement the plan, subject to specified requirements.* The bill would require the commissioner to oversee the expenditure of all state funding for groundwater cleanup in the region and ~~to oversee the operations of the Central Basin Municipal Water District in selling drinking water and recycled water to public water systems in its jurisdiction.~~ The bill would authorize the commissioner to ~~require order an audit or a financial review of the~~

Central Basin Municipal Water District to pay for an audit directed by the commissioner. By imposing or an operator of a public water system that seeks or has received state funding or benefits. To the extent this would impose additional requirements on the Central Basin Municipal Water District, the bill would impose a state-mandated local program.

~~The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.~~

~~This bill would provide that no reimbursement is required by this act for a specified reason.~~

The bill would establish a pilot program, until January 1, 2027, pursuant to which the commissioner would be required to submit an application to the Los Angeles County Local Agency Formation Commission proposing a plan for extension of service from, or consolidation and dissolution of, public water systems, as prescribed. The bill would require the Los Angeles County Local Agency Formation Commission, no later than 120 days after receipt of a completed application, to hold 2 public hearings and make final its approval, approval with condition, or denial of the consolidation or extension of service. By imposing additional requirements on the Los Angeles County Local Agency Formation Commission, the bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that with regard to certain mandates no reimbursement is required by this act for a specified reason.

With regard to any other mandates, this bill would provide that, if the Commission on State Mandates determines that the bill contains costs so mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.

Vote: majority. Appropriation: no. Fiscal committee: yes.
State-mandated local program: yes.

The people of the State of California do enact as follows:

- 1 ~~SECTION 1. Section 116351 is added to the Health and Safety~~
- 2 ~~Code, to read:~~

~~116351. Once an operator of a public water system exercises water rights for the benefit of the public water system, those surface water rights or groundwater rights shall not be severed or otherwise separated from the public water system.~~

SECTION 1. Section 116351 is added to the Health and Safety Code, to read:

116351. A public water system shall not transfer or abandon a water right held by the public water system except upon approval of the state board, which may condition an approval in furtherance of the policies of this chapter and Sections 106.3, 113, and 85023 of the Water Code.

SEC. 2. Section 116681 of the Health and Safety Code is amended to read:

116681. The following definitions shall apply to this section, Sections 116682, 116684, and 116686, and Article 9.5 (commencing with Section 116688):

(a) "Adequate supply" means sufficient water to meet residents' health and safety needs at all times.

(b) "Affected residence" means a residence within a disadvantaged community that is reliant on a water supply that is either inadequate or unsafe and that is not served by a public water system or state small water system.

(c) "At-risk domestic wells" means domestic wells that serve a disadvantaged community and are at risk of consistently failing to provide an adequate supply of safe drinking water as determined by the state board pursuant to the methodology established in the 2021 Drinking Water Needs Assessment referenced in subdivision (b) of Section 116769, or a substantially similar methodology adopted by the state board in an update to the Drinking Water Needs Assessment.

(d) "At-risk water system" means a water system that meets all the following conditions:

(1) The water system is either a public water system with 3,300 or fewer connections or a state small water system.

(2) The system serves a disadvantaged community.

(3) The system is at risk of consistently failing to provide an adequate supply of safe drinking water, as determined by the state board pursuant to the methodology established in the 2021 Drinking Water Needs Assessment referenced in subdivision (b) of Section 116769, or a substantially similar methodology adopted

1 *by the state board in an update to the Drinking Water Needs*
2 *Assessment.*

3 ~~(e)~~

4 (e) “Consistently fails” means a failure to provide an adequate
5 supply of safe drinking water.

6 ~~(d)~~

7 (f) “Consolidated water system” means the public water system
8 resulting from the consolidation of a public water system with
9 another public water system, state small water system, or affected
10 residences.

11 ~~(e)~~

12 (g) “Consolidation” means joining two or more public water
13 systems, state small water systems, or affected residences into a
14 single public water system.

15 ~~(f)~~

16 (h) “Disadvantaged community” means a disadvantaged
17 community, as defined in Section 79505.5 of the Water Code.

18 ~~(g)~~

19 (i) “Domestic well” means a groundwater well used to supply
20 water for the domestic needs of an individual residence or a water
21 system that is not a public water system and that has no more than
22 four service connections.

23 ~~(h)~~

24 (j) “Extension of service” means the provision of service through
25 any physical or operational infrastructure arrangement other than
26 consolidation.

27 ~~(i)~~

28 (k) “Infill site” means a site within the area served by a
29 subsumed water system that, as of the date of consolidation, is
30 adjacent to a parcel that is developed for qualified urban uses.

31 (l) “Los Angeles commission” means the local agency formation
32 commission of the County of Los Angeles.

33 ~~(j)~~

34 (m) “Qualified urban use” means any residential, commercial,
35 public institutional, industrial, transit or transportation facility, or
36 retail use, or any combination of those uses.

37 ~~(k)~~

38 (n) “Receiving water system” means the public water system
39 that provides service to a subsumed water system through
40 consolidation or extension of service.

1 ~~(f)~~
2 (o) “Safe drinking water” means water that meets all primary
3 and secondary drinking water standards.

4 ~~(m)~~
5 (p) “State small water system” has the same meaning as provided
6 in Section 116275.

7 ~~(n)~~
8 (q) “Subsumed water system” means the public water system,
9 state small water system, or affected residences served by domestic
10 wells consolidated into or receiving service from the receiving
11 water system.

12 SEC. 3. Article 9.5 (commencing with Section 116688) is
13 added to Chapter 4 of Part 12 of Division 104 of the Health and
14 Safety Code, to read:

15
16 Article 9.5. Southern Los Angeles County Human Right to
17 Water Collaboration Act
18

19 116688. This article shall be known, and may be cited, as the
20 Southern Los Angeles County Human Right to Water Collaboration
21 Act.

22 116689. (a) The state board shall appoint a ~~commissioner~~
23 *commissioner, from its own staff located in the County of Los*
24 *Angeles*, to implement the state board’s Safe and Affordable
25 Funding for Equity and Resilience (SAFER) Program established
26 pursuant to Chapter 120 of the Statutes of 2019 in southern Los
27 Angeles County, within the jurisdictional boundaries of the Water
28 Replenishment District of Southern ~~California~~ *California*,
29 *excluding the area overlying the West Coast Groundwater Basin*,
30 and in collaboration with the communities and operators of public
31 water systems in the region.

32 (b) In implementing the SAFER Program in southern Los
33 Angeles County, the commissioner shall, on behalf of the state
34 board, expend moneys from the Safe and Affordable Drinking
35 Water Fund established pursuant to Section 116766, subject to the
36 state board’s approval, for the purposes, and to the eligible
37 recipients, identified in Section 116766. The commissioner may
38 take any reasonable action to accomplish those purposes. Pursuant
39 to subdivision (f) of Section 116766, the commissioner shall make
40 reasonable efforts to ensure that funds are used to secure the

1 long-term sustainability of drinking water service and
2 infrastructure, including, but not limited to, requiring adequate
3 technical, managerial, and financial capacity of eligible applicants
4 as part of funding agreement outcomes.

5 (c) (1) In addition to the authority established in subdivision
6 (b), the commissioner may do either of the following:

7 (A) Assist operators of public water systems in operating and
8 managing their public water systems, including, but not limited
9 to, funding, technical assistance, and other collaboration that
10 promotes economies of scale.

11 (B) Serve as an administrator of a public water system pursuant
12 to Section 116686, or as a receiver of a public water system
13 pursuant to court order, for a public water system that serves a
14 disadvantaged community or that consistently fails or is at risk of
15 doing so, as determined by the commissioner.

16 (2) The commissioner shall seek available funding from state
17 and local sources to fund its activities.

18 (d) The commissioner shall, on or before December 31, 2024,
19 develop and submit to the state board a plan for the long-term
20 sustainability of public water systems in southern Los Angeles
21 County, in collaboration with the technical advisory board
22 established pursuant to Section 116690. In preparing the plan, the
23 commissioner shall do all of the following:

24 (1) *Oversee and collaborate with the state-funded* work of the
25 Water Replenishment District of Southern California in assessing
26 the conditions of small public water systems in its jurisdiction
27 pursuant to Item 3860-101-0001 of Section 2.00 of the Budget Act
28 of 2019 (Chapter 23 of the Statutes of 2019), including the
29 sufficiency of each small public water system's water quality and
30 ~~water rights~~ *supply portfolio*. The plan shall include evaluation
31 of each small public water system's technical, managerial, and
32 financial conditions, which may qualify the small public water
33 system for some types of financial assistance.

34 (2) Review the assessment described in paragraph (1) and
35 evaluate public water systems and other water infrastructure in the
36 region. The evaluation shall include assessment of the physical
37 conditions of groundwater wells and groundwater quality.

38 (3) Identify projects, processes, and systems that may assist
39 public water systems that consistently fail or are at risk of doing
40 so, as determined by the ~~commissioner~~ *commissioner in*

1 *accordance with the risk factors used in the SAFER Program.* For
2 a public water system in a disadvantaged community, the
3 commissioner may consider groundwater wells or groundwater
4 quality that pose a risk to the public water system of consistently
5 failing and identify actions necessary to either assist that public
6 water system or determine appropriate changes for the public water
7 system in accordance with applicable law.

8 (4) (A) Plan for the consolidation of public water systems that
9 either consistently fail or are at risk of doing so, as determined by
10 the commissioner. ~~The plan shall include identification of a~~
11 ~~receiving water system operated by a municipality or other public~~
12 ~~agency, without regard to jurisdictional boundaries. The~~
13 ~~commissioner shall propose receiving water systems to the state~~
14 ~~board for consolidation proceedings pursuant to Section 116682.~~
15 ~~This paragraph does not preclude the operator of a public water~~
16 ~~system or a state small water system from proposing a voluntary~~
17 ~~consolidation for the identified subsumed water system.~~
18 *commissioner after considering comments from stakeholders, the*
19 *customers of the public water systems, and the public. The regional*
20 *plan required by this subdivision shall identify the public water*
21 *systems that may be subject to consolidation, however the decision*
22 *to order consolidations or extensions of service remains with the*
23 *state board pursuant to Section 116682 and subject to the local*
24 *agency formation commission process in Section 116690.*

25 (B) *Before completion of the plan, the commissioner shall*
26 *identify failing and at-risk water systems in the region and request*
27 *the state board to determine, after a public hearing, whether each*
28 *public water system meets the requirements for consolidation in*
29 *Section 116682. The operator of the public water system may*
30 *voluntarily acknowledge, without a public hearing, that it meets*
31 *the requirements for consolidation.*

32 (C) *Upon a determination that a public water system qualifies*
33 *for consolidation, the commissioner shall apply to the Los Angeles*
34 *commission for a plan for extension of service, or consolidation*
35 *and dissolution, as provided in Section 116690.*

36 (D) *If the Los Angeles commission has not completed its work*
37 *under subparagraph (C) on a particular public water system by*
38 *September 30, 2024, the commissioner's plan may identify a public*
39 *water system subject to consolidation without providing a plan*

1 *for extension of service, or consolidation and dissolution of the*
2 *public water system.*

3 *(E) This paragraph does not preclude the operator of a public*
4 *water system or a state small water system from proposing a*
5 *voluntary consolidation for the identified subsumed water system.*

6 ~~(5) Consult with the Los Angeles County Local Agency~~
7 ~~Formation Commission~~ *commission regarding effective public*
8 *water system governance strategies in the region and how the Los*
9 ~~Angeles County Local Agency Formation Commission may~~
10 ~~facilitate consolidation of public water systems that consistently~~
11 ~~fail or are at risk of doing so, as determined by the commissioner.~~
12 ~~region.~~

13 *(e) The state board may adopt and implement the plan prepared*
14 *by the commissioner, as required by subdivision (d). Before*
15 *adopting the plan or approving any substantial revisions after the*
16 *plan is adopted, the state board shall hold at least one public*
17 *hearing in southern Los Angeles County, after public notice at*
18 *least 30 days before the hearing. The state board shall post an*
19 *adopted plan, as it may be amended, on its internet website.*
20 *Chapter 3.5 (commencing with Section 11340) of Part 1 of Division*
21 *3 of Title 2 of the Government Code does not apply to the state*
22 *board's adoption or amendment of the plan.*

23 ~~(e)~~

24 ~~(f) The commissioner shall oversee the operations of~~ *may order*
25 *an audit or a financial review of the Central Basin Municipal Water*
26 *District in selling drinking water and recycled water to public water*
27 *systems in its jurisdiction. The Central Basin Municipal Water*
28 *District shall cooperate with the commissioner in exercising the*
29 *commissioner's oversight responsibilities. The commissioner may*
30 *require the Central Basin Municipal Water District to pay for an*
31 *audit directed by the commissioner. or an operator of a public*
32 *water system that seeks or has received state funding or other*
33 *benefits from the state board to support its public water system.*
34 *The California State Auditor may cooperate with the commissioner*
35 *regarding the an audit of the Central Basin Municipal Water*
36 *District, using the findings of the California State Auditor's 2015*
37 *audit of the Central Basin Municipal Water District. that district.*

38 ~~(f)~~

39 *(g) The commissioner shall oversee, on behalf of the state board,*
40 *the expenditure of all state funding for groundwater cleanup in the*

1 region. This oversight shall include identification, for basins in
2 the region, of significant contaminants and potential remediation
3 of perfluorooctane sulfonate (PFOS). The commissioner shall
4 investigate a range of options to pay for remediating groundwater
5 contamination in the region, including methods to hold polluters
6 accountable for their groundwater contamination.

7 *116690. (a) For purposes of this article, a pilot program is*
8 *hereby established for the Los Angeles commission. The application*
9 *to the Los Angeles commission proposing a plan for extension of*
10 *service, or consolidation and dissolution if appropriate, as*
11 *provided in subparagraph (C) of paragraph (4) of subdivision (d)*
12 *of Section 116689, shall include all of the following:*

13 *(1) A plan for services pursuant to paragraphs (1) to (5),*
14 *inclusive, of subdivision (b) of Section 56653 of the Government*
15 *Code.*

16 *(2) The public water system service areas affected by the*
17 *consolidation, including boundary maps and legal descriptions.*

18 *(3) Identification of any adjacent agencies that could provide*
19 *services in lieu of the proposed consolidation.*

20 *(4) The recorded violations of drinking water or other public*
21 *water system standards causing the entity to consistently fail or*
22 *be at risk of failing to provide an adequate supply of safe drinking*
23 *water.*

24 *(5) Indemnification of the Los Angeles commission.*

25 *(6) An application fee.*

26 *(b) No later than 120 days after receipt of a completed*
27 *application pursuant to subparagraph (C) of paragraph (4) of*
28 *subdivision (d) of Section 116689, the Los Angeles commission*
29 *shall hold two public hearings in accordance with Section 56661*
30 *of the Government Code and make final its approval, approval*
31 *with condition, or denial of the consolidation or extension of*
32 *service. In deliberating on proposed receiving water systems, the*
33 *Los Angeles commission shall prioritize the most affordable water*
34 *rates, best customer service, and most effective plans for*
35 *maintaining and improving infrastructure and management*
36 *systems.*

37 *(c) If the Los Angeles commission fails to act on an application*
38 *for consolidation or extension of service pursuant to this section,*
39 *the commissioner shall propose receiving water systems to the*

1 *state board for consolidation proceedings pursuant to Section*
2 *116682.*

3 *(d) For purposes of this section, the Los Angeles commission*
4 *may also consider consolidation or extension of service to include*
5 *any of the following, after first considering public water agency*
6 *options:*

7 *(1) A local publicly owned utility that provides retail water*
8 *service.*

9 *(2) A privately owned water company.*

10 *(3) A mutual water company.*

11 *(e) For purposes of this section, the Los Angeles commission*
12 *may waive the property tax transfer process in Article 5*
13 *(commencing with Section 99) of Chapter 6 of Part 0.5 of Division*
14 *1 of the Revenue and Taxation Code.*

15 *(f) For purposes of this section, the Los Angeles commission*
16 *may determine the structure of the governing board of any involved*
17 *consolidated agency or successor agency.*

18 *(g) Actions taken by the Los Angeles commission pursuant to*
19 *this section are not subject to Article 3 (commencing with Section*
20 *56895) of Chapter 6 of Part 3 of Division 3 of Title 5 of the*
21 *Government Code or protest or election proceedings pursuant to*
22 *Part 4 (commencing with Section 57000) of Division 3 of Title 5*
23 *of the Government Code.*

24 *(h) The Los Angeles commission or the receiving water system*
25 *may determine the legality of the existence of the receiving water*
26 *system or validate the financial provisions of a proposal in an*
27 *action brought pursuant to Chapter 9 (commencing with Section*
28 *860) of Title 10 of Part 2 of the Code of Civil Procedure.*

29 *(i) This section shall remain in effect only until January 1, 2027,*
30 *and as of that date is repealed.*

31 *116691. Division 13 (commencing with Section 21000) of the*
32 *Public Resources Code does not apply to either of the following:*

33 *(a) A consolidation or extension of service pursuant to this*
34 *article.*

35 *(b) The dissolution of a public water system pursuant to this*
36 *article.*

37 ~~*116690.*~~

38 *116692. (a) (1) The commissioner shall be advised by a*
39 *technical advisory board of experts in water management or water*
40 *policy consisting of ____ members. Each member, except the*

1 member specified in paragraph (2), shall have at least five years
2 of experience in a managerial level position with a water supplier,
3 in operations, water quality, or finance, or as a general manager
4 of a water supplier.

5 (2) One of the members shall be appointed by the state board
6 and shall have at least one year of experience at a senior level of
7 a nonprofit organization engaging communities in the region on
8 water issues, which may include a member of the state board's
9 SAFER Advisory Group. *Upon appropriation by the Legislature,*
10 *the state board shall pay that member's expenses and a reasonable*
11 *stipend for the member's participation in technical advisory board*
12 *meetings.*

13 (3) ~~Each~~ *In addition to the member appointed under paragraph*
14 *(2), each of the following entities shall may* appoint one member
15 to the technical advisory board: ____.

16 (A) *The County of Los Angeles Department of Public Works.*

17 (B) *The Water Replenishment District of Southern California.*

18 (C) ____.

19 (b) The technical advisory board may promote regional
20 collaboration by developing alternatives for creating sustainable
21 public water systems in the region, which the commissioner may
22 consider in preparing the plan pursuant to subdivision (d) of Section
23 116689.

24 (c) (1) An entity appointing a member to the board may replace
25 their member as required. If a board member office is declared
26 vacant, the appointing entity shall appoint a successor.

27 (2) A majority of the members of the board may vote to request
28 the replacement of another member of the board.

29 (d) An entity appointing a member to the board shall compensate
30 the member commensurate with the entity's compensation policies
31 and shall provide for out-of-pocket expenses and travel associated
32 with the member's activities on the technical advisory board.

33 (e) (1) In December of each year, the technical advisory board
34 shall select a president to serve a one-year term starting on the
35 following January 1.

36 (2) The technical advisory board shall meet twice each month
37 and as needed to address interventions and the need of the
38 commissioner for the identification of operational and technical
39 resources.

1 ~~SEC. 4. No reimbursement is required by this act pursuant to~~
2 ~~Section 6 of Article XIII B of the California Constitution because~~
3 ~~a local agency or school district has the authority to levy service~~
4 ~~charges, fees, or assessments sufficient to pay for the program or~~
5 ~~level of service mandated by this act, within the meaning of Section~~
6 ~~17556 of the Government Code.~~

7 *SEC. 4. No reimbursement is required by this act pursuant to*
8 *Section 6 of Article XIII B of the California Constitution because*
9 *a local agency or school district has the authority to levy service*
10 *charges, fees, or assessments sufficient to pay for the program or*
11 *level of service mandated by this act, within the meaning of Section*
12 *17556 of the Government Code.*

13 *However, if the Commission on State Mandates determines that*
14 *this act contains other costs mandated by the state, reimbursement*
15 *to local agencies and school districts for those costs shall be made*
16 *pursuant to Part 7 (commencing with Section 17500) of Division*
17 *4 of Title 2 of the Government Code.*



News from the Board of Directors

CALAFCO QUARTERLY

May 2021

**A
message
from the
Executive
Director**

Greetings from your CALAFCO Board of Directors and Executive Director. Spring is in the air and things seem to be shifting. Spring is a time of renewal and re-awakening and that is exactly what it feels like this year - in so many ways.

This Second Quarterly Report of 2021 will begin by highlighting the good news in our CALAFCO family first, followed by Association updates. Happy reading!

LAFcos in the News

Alameda LAFCo Awarded Sustainable Agricultural Lands Conservation (SALC) Grant

In our last Quarterly Report we announced SALC grants for San Bernardino and San Diego LAFcos. CALAFCO inadvertently omitted Alameda LAFcos grant award and apologize for the oversight. We are pleased to announce their grant award.

Alameda LAFCo, in partnership with the Alameda County Resource Conservation District, was awarded a SALC planning grant for \$250,000. The planning grant project is aimed at collaborative stakeholder planning in Alameda County to ensure the identification and preservation of agricultural and working lands, an infill development focus on healthy and resilient communities for disadvantaged and low-income populations, and a reduction in greenhouse gas emissions.

The Strategic Growth Council (SGC) added LAFcos to the list of eligible entities to apply for SALC grants in January 2019 after many years of CALAFCO trying to get LAFcos eligible for state-level grant funding. We are pleased that to date, three of our member LAFcos have received these grants.

Los Angeles LAFCo Executive Officer Receives State Appointment

On January 4, 2021, Assembly Speaker Anthony Rendon appointed **Los Angeles LAFCo Executive Officer Paul Novak** to the Board for Professional Engineers, Land Surveyors, and Geologists. The Board regulates the practices of engineering (civil, electrical, structural, geotechnical/soils), land surveying, geology, and geophysics in the State of California to safeguard the life, health, property and welfare of the public. The Board licenses qualified individuals, based on experience and successfully passing examinations; establishes regulations and promotes professional conduct; enforces laws and regulations; and provides information to the public on using professional engineering and land surveying services. Paul's term runs to June 30, 2023.

Marin LAFCo Holds Shared Services Workshop For Agencies

Marin LAFCo held a Shared Services Workshop on April 29, 2021. Partners for the workshop included Marin County Council of Mayors and Councilmembers, Marin County Special Districts Association, and Marin County Office of Education. The workshop had 2 panels, one on successful shared services in Marin, and another exploring how to successfully implement shared services. Marin LAFCo reports the workshop was a success with 78 people attending, including elected officials and staff throughout the County, as well as staff from 2 other LAFcos. If you are curious about this event, a recording is posted on their website at www.marinlafco.org. Marin LAFCo thanks CALAFCO for offering their Zoom account, noting the webinar function played a large role in the success of this workshop.

Orange LAFCo Welcomes New Assistant EO

Orange LAFCo is pleased to welcome a new member to the Orange LAFCo team. **Raymond Barragan** will serve as Orange LAFCo's Assistant Executive Officer and brings extensive experience in local government to his new role. Before joining Orange LAFCo, he served as the Acting Director of Community Development with the City of Gardena where he was employed since 2012. Raymond holds a bachelor's degree in urban and regional planning and is a master's candidate in Community and Economic Development at Penn State.

San Luis Obispo Announces New Hire and Promotion

San Luis Obispo LAFCo is excited to announce **Robert "Rob" Fitzroy** as its new Executive Officer. Most recently he was the Director of the Community Development Department for the City of Arroyo Grande. Prior to that, Rob was the Asst. Director for the County Planning & Building Department. Rob graduated from Cal Poly San Luis Obispo with a bachelor's degree and has a master's of Natural Resource Management, Environmental Planning & Public Policy. He begins his new role on May 24, 2021.

Imelda Marquez, **San Luis Obispo LAFCo** Clerk, was promoted to Analyst late last year. Imelda has been with SLO LAFCo for about 19 months. Her broad range of skills and analytical abilities are numerous. She is a proud Fresno St. Bulldog with a Geography degree and according to Interim EO David Church, "is an absolute delight to work with".

Congratulations!

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Welcome to Our Newest Associate Members

CALAFCO is pleased to welcome two new Silver Associate Members.

We welcome the return of **SWALE, Inc.** SWALE's consulting services focus on LAFCo's critical issues including MSRs, SOIs, CEQA compliance, strategic planning, workshops and mapping with GIS. Their northern California office is expanding to bring you the best of consulting services. To learn more about the services provided by SWALE, contact **Kateri Harrison** at harrison@swaleinc.com, or visit their website at www.swaleinc.com.

We also welcome **DTA**. DTA is a national public finance and urban economics consulting firm specializing in infrastructure and public service finance. Their financing programs have utilized a variety of public financing mechanisms such as Ads, CFDs, LLDs and various types of fee programs. To learn more about DTA, contact **Nathan Perez** at Nate@FinanceDTA.com, or visit their website at www.FinanceDTA.com.

CALAFCO Educational Events

MARK YOUR CALENDARS FOR THESE UPCOMING CALAFCO EDUCATIONAL EVENTS!

CALAFCO 2021 ANNUAL CONFERENCE

Join us **October 6-8** at the **Hyatt Regency Newport Beach John Wayne Airport** for the 2021 Annual Conference. It's been so long since we've gathered in person and the time is finally here! The program planning committee is forming and CALAFCO staff is working with the facility on details to keep all of our attendees safe. Watch for Conference registration and hotel reservations to be open soon. Conference registration rates will be at the 2019 rates. We look forward to seeing you in Newport Beach later this year.

CALAFCO UNIVERSITY

We are pleased to continue offering webinars at no cost to our membership and are preparing several great sessions for you. Registration is now open for our **June 7** session: **Financial Health Indicators for Cities and Districts**. Registration is open until June 2. You will find all the details on the CALAFCO website at www.calafco.org.

We are also working on a very unique 4-part series on **Fire & EMS** services and a session on **Forming a CSD**. Watch for details and registration for these offerings coming soon.



CALAFCO Board of Directors

CALAFCO BOARD ACTIONS

The Board met virtually on April 30 with a full agenda. Under the leadership of **Chair Mike Kelley**, the Board took a number of important actions.



- ✓ **The FY 2021-22 budget was adopted.** For the first time, the Board considered a rolling 2-year budget. The FY 21-22 budget reflects a decrease of 2.1% over the current FY operating budget. The adopted budget can be found on the CALAFCO website.
- ✓ **The 2021-22 Strategic Plan was adopted.** The three primary strategies for the Association are: (1) Serve as an educational resource to member LAFCo Commissioners, LAFCo staff, Associate Members, and stakeholders; (2) Focus efforts on Association member relations, development, recognition and communication. Continue development of a strong and sustainable Association; and (3) Serve as an information resource to all Association members, work as a legislative and policy advocate for LAFCo issues and provide information to the Legislature and other stakeholders. The adopted Strategic Plan can be found on the CALAFCO website.
- ✓ **Updated Policies for Sections I and II of the current CALAFCO Policies were adopted.** One of the goals for 2021 is to conduct a comprehensive review of CALAFCO Policies, considering two sections per quarter. This is the first of a three-phase update process. The updated policies can be found on the CALAFCO website.
- ✓ **The new Annual Achievement Awards program was approved.** As the membership is aware, last year the Board approved consideration of an update to the Achievement Awards program. CALAFCO staff and Regional Officers worked for many months in crafting two options for the Achievement Awards Committee to consider. The Committee unanimously approved one of the options and recommended adoption of that option to the Board, which was unanimously approved. Watch for an announcement on the new program and the opening of the nomination period coming soon!
- ✓ **The Board ratified approval of filing an amicus letter in support of San Luis Obispo (SLO) LAFCo's appeal to the State Supreme Court.** As a follow up to the Superior Court decision in favor of the City of Pismo Beach, and at the request of SLO LAFCo, CALAFCO filed an amicus letter requesting the court review the case. The Court of Appeal opinion in *San Luis Obispo Local Agency Formation Commission v. City of Pismo Beach*

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threatens to change operations across of LAFCoS throughout the state.

By limiting the ability of LAFCoS to require indemnification agreements from annexation applicants, the opinion conflicts with a number of decisions on which LAFCoS reasonably relied to require indemnification as part of their implied powers. We thank **BBK** for their work on this amicus letter (which was preceded by an amicus brief). CALAFCO will keep our members posted on the appeal process.

- ✓ The Board received the 3rd quarter financial reports and the projected FY 20-21 year-end fiscal report.
- ✓ The Board received several verbal updates from staff.

All Board meeting documents are on the CALAFCO website.

CALAFCO Administrative Update

The 2021-22 CALAFCO Membership Directory is out! Each LAFCo received their requested number of hard copy directories and each Associate Member also received a copy. There is an electronic version of the Membership Directory on the CALAFCO website.



CALAFCO Legislative Update



What an interesting and busy legislative year this is turning out to be! CALAFCO is sponsoring the 2021 Assembly Local Government Committee (ALGC) **Omnibus bill, AB 1581**. This year's Omnibus contains a record number of items, totaling 13. Six of the items came from member LAFCoS and seven from the protest provisions rewrite working group (deleting obsolete provisions). CALAFCO is currently tracking 32 bills, has a formal position on 9, and has been actively engaged on amendment negotiations for 10 bills.

This year there seems to be a number of bills addressing the same issue by several different authors, who, at the beginning of the year, did not appear to be talking with each other. The primary topics include COVID relief, wildfire prevention, climate resilience, homelessness and affordable housing, bridging the equity divide and transparency and public participation.

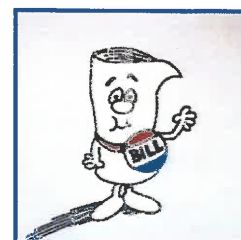
To complicate matters, the Legislature is still meeting under COVID restrictions with the majority of their staff working remotely. There are only a handful of meeting rooms in the Capitol that allow for social distancing, so the number of committee meetings have been reduced and the timeframe condensed.

Here are a few of the bills of importance we are tracking or working on:

- ✓ **AB 339 (Lee) CALAFCO Watch** - Open meetings. Requirements recently drastically amended and narrowed the scope to now apply only to cities and counties with a population over 250,000 with a sunset of 12-31-23 (requirements no longer applies to LAFCo).
- ✓ **AB 1195 (C. Garcia) CALAFCO Watch With Concerns** - Drinking water. Creates the So LA County Human Rights to Water Collaboration Act and gives the Water Board authority to appoint a Commissioner to oversee the Central Basin Municipal Water District.
- ✓ **SB 403 (Gonzalez) CALAFCO Oppose Unless Amended** - Drinking water consolidation. Authorizes the Water Board to order consolidation where a water system serving a disadvantaged community is an at-risk water system, as defined, or where a disadvantaged community is substantially reliant on at-risk domestic wells, as defined. Two of our three requested amendments have been taken (define "at risk" and put a cap on the number of users to be added to the subsuming system). The third request to add GSAs to the list of entities the Board must consult with has not yet been taken.

The last day for all policy committees to pass bills originating in their house was May 14. With one additional week for fiscal committees to pass bills to the respective floors, the Legislature will spend the last several weeks of May focusing on passing bills to the other house and the first part of June negotiating last minute budget deals for the June 15 budget passage deadline.

All bills being tracked by CALAFCO can be found on the CALAFCO website inside the Legislation section of the site (log in with your member id first to access this section). CALAFCO's position on all bills is reflected there, and any letters issued by CALAFCO are posted. The CALAFCO Legislative Committee meets regularly and all meeting materials are located in the Legislation section of the CALAFCO website.



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CALAFCO Associate Members' Corner



This section is dedicated to highlighting our Associate Members. The information below is provided to CALAFCO by the Associate member upon joining the Association. All Associate member information can be found in the CALAFCO Member Directory.

Cucamonga Valley Water District

The **Cucamonga Valley Water District** has been a Silver Associate Member since 2014. Formed in 1995, the district provides water and wastewater service to 200,000 customers in a 47 square mile area. The district has a mission of providing high quality, reliable water and wastewater service while practicing good stewardship of natural and financial resources. CVWD's water supply is comprised of two main sources: groundwater and imported water. Supplemented by surface water, recycled water and water conservation, the district's average daily demand is 43 million gallons. For more information on the district, contact **Cindy Cisneros** at cindyc@cvwdwater.com or visit their website at www.cvwdwater.com.



P. Scott Browne

Scott Browne has been a Silver Associate member since 2007. Scott provides legal services and staff support to various LAFcos throughout the state. He has served as a member of the CALAFCO Legislative Committee for a number of years. To learn more about the services he provides or to contact him, email him at scott@scottbrowne.com or visit his website at www.scottbrowne.com.

E Mulberg & Associates

E Mulberg & Associates has been a Silver Associate Member since 2011. Services offered include Municipal Service Reviews, Sphere of Influence updates, changes in organization, staff reports, CEQA analysis, and assistance with applications to LAFCo. For more information, contact **Elliot Mulberg** at elliot@emulberg.com or visit their website at www.emulberg.com.

Policy Consulting Associates

A Silver Associate member since 2010, **Policy Consulting Associates** (PCA) prepares interdisciplinary research studies for LAFcos, councils of government, counties, cities, states, elected representatives and candidates, with an emphasis on MSRs and fiscal studies. The PCA team's combined experience covers the spectrum of governance configurations and alternatives, and runs the gamut of services under LAFCo jurisdiction. For more information on PCA, contact **Jennifer Stephenson** or **Oxana Wolfson** at info@pcateam.com, or visit their website at www.pcateam.com.

CALAFCO wishes to thank all of our Associate Members for your ongoing support and partnership. We look forward to continuing to highlighting you in future Quarterly Reports.

Did You Know??

Meeting Documents Online

Did you know that all **CALAFCO Board of Directors and Legislative Committee meeting documents are online?** Visit the Boards & Committees pages in the Members Section of the site. Board documents cover 2008 to present and Legislative Committee documents span 2007 to present.



CALAFCO Webinars & Courses Archived

Did you know that all **CALAFCO Webinar recordings are archived on the CALAFCO website and available at no cost for on-demand viewing?** Visit the CALAFCO website in the CALAFCO Webinars section (log in as a member first).

Certificate of Recognition Program



Did you know that CALAFCO has a **Certificate of Recognition Program** and offers it at no cost to our members (both LAFCo and Associate members)? The program has been in place several years and while a few of you utilize this service, most of you do not. For details, visit the CALAFCO website in the Member Services Section and upload the program packet or contact the CALAFCO Executive Director.

Mark Your Calendars For These Upcoming CALAFCO Events

- ❖ CALAFCO Legislative Committee virtual meeting – 6/18
- ❖ CALAFCO Legislative Committee virtual meeting – 7/23
- ❖ CALAFCO Board of Directors virtual meeting – 7/30



The **CALAFCO 2021 Calendar of Events** can be found on the CALAFCO website.



association of california
school administrators



ACHD
ASSOCIATION OF CALIFORNIA
HEALTHCARE DISTRICTS



CMUA
CALIFORNIA MUNICIPAL UTILITIES
ASSOCIATION



May 18, 2021

The Honorable Gavin Newsom
Governor, State of California
State Capitol
Sacramento, CA 95814

Re: **Transition Period Prior to Repeal of COVID-related Executive Orders**

Dear Governor Newsom:

On behalf of the California State Association of Counties (CSAC), Urban Counties of California (UCC), Rural County Representatives of California (RCRC), League of California Cities (CalCities), California Special Districts Association (CSDA), California Association of Local Agency Formation Commissions (CALAFCO), Association of California School Administrators (ACSA), Association of California Healthcare Districts (ACHD), California Municipal Utilities Association (CMUA), and the Association of California Water Agencies (ACWA), we write to respectfully request that you assist local governing bodies by providing time to prepare for the eventual repeal of COVID-related Executive Orders, including those that allow local legislative bodies to hold public meetings remotely. While our respective members welcome the opportunity to return to in-person public meetings and events with the improvements in public health metrics over the last few months, local government leaders around the state have considerable work to do to effectively transition back to conducting the public's business in meetings where elected and appointed officials, staff, and the public are physically present.

As you are aware, local agencies have been operating under the provisions of Executive Order N-25-20 and N-29-20, which you signed on March 12 and 17, 2020, authorizing local agencies to hold public meetings via teleconferencing and requiring public comment to be presented electronically. These Executive Orders also waived the requirement to post the remote meeting locations (typically the home addresses of elected and appointed officials and staff), as well as making those locations accessible to the public. Since then, our members have dramatically shifted the way they conduct their public business to maintain the health and safety of their staff and the public generally, while continuing to include the public in the important work of our local agencies. Returning to conducting business in person will require time and effort to ensure continued public health and safety, even with the state's improved public health status.

In light of the Center for Disease Control's May 13 announcement that vaccinated individuals can resume normal activities and in anticipation of the June 15 date for reopening the state, we respectfully request a period of transition of at least 30 days to allow local agencies time to effectively adjust to whatever new state or local public health and safety requirements may exist to ensure a deliberative and collaborative approach to return to in-person public meetings.

We greatly appreciate your leadership during the pandemic to ensure that the public's business would continue unabated and look forward to a return to normalcy. To the extent that you are considering repealing Executive Orders from early in the pandemic, we would greatly appreciate enough time to adjust operations to avoid unnecessary disruption or confusion and to allow us to safely transition back to in-person public meetings. Please do not hesitate to reach out if you wish to discuss further.

Sincerely,



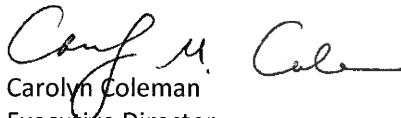
Graham Knaus
Executive Director
California State Association of Counties
916-327-7500



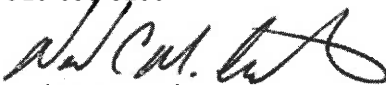
Jean Kinney Hurst
Legislative Advocate
Urban Counties of California
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cc: Jim DeBoo, Chief of Staff, Office of the Governor
Ana Matosantos, Cabinet Secretary, Office of the Governor
Ronda Paschal, Deputy Legislative Secretary, Office of the Governor



OFFICE OF THE GOVERNOR

June 2, 2021

VIA EMAIL

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RE: Transition Period Prior to Repeal of COVID-related Executive Orders

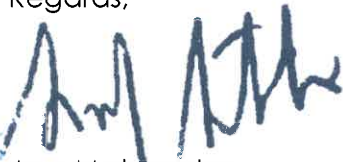
Dear Mr. Knaus, Ms. Miller, Ms. Hurst, Ms. Preston, Ms. Heaton, Ms. King, Ms. Coleman, Ms. Blacet-Hyden, Mr. McCormick, Mr. Anderson, and colleagues,

Thank you for your correspondence of May 18, 2021, inquiring what impact the anticipated June 15 termination of the Blueprint for a Safer Economy will have on Executive Order N-29-20, which provided flexibility to state and local agencies and boards to conduct their business through virtual public meetings during the COVID-19 pandemic.

Please be assured that this Executive Order Provision will not terminate on June 15 when the Blueprint is scheduled to terminate. While the Governor intends to terminate COVID-19 executive orders at the earliest possible date at which conditions warrant, consistent with the Emergency Services Act, the Governor recognizes the importance of an orderly return to the ordinary conduct of public meetings of state and local agencies and boards. To this end, the Governor's office will work to provide notice to affected stakeholders in advance of rescission of this provision to provide state and local agencies and boards time necessary to meet statutory and logistical requirements. Until a further order issues, all entities may continue to rely on N-29-20.

We appreciate your partnership throughout the pandemic.

Regards,

A handwritten signature in blue ink, appearing to read 'Ana Matasantos', written in a cursive style.

Ana Matasantos
Cabinet Secretary

Executive Officer Report

June 9, 2021

Agenda Item No. 13.a.

The Executive Officer hereby reports the following:

- **Staff Schedule:** The Executive Officer and Deputy Executive Officer implemented a schedule in which staff is now in the office on a regular basis--on a part-time basis, in shifts—as of Tuesday, June 2nd. This means that the office now has at least one person available, in the office, during regular business hours (Monday through Thursday, 9:00 a.m. to 5:00 p.m.). Staff notes that this change, and any future changes, remain dependent on the continued widespread availability of vaccines, an improving COVID-19 climate in Los Angeles County, and health orders issued by the State and the County. Staff continues to consult frequently with the Commission Chair, legal counsel, and Los Angeles County representatives concerning the most effective means of balancing the safety of LAFCO employees and providing access to the public.

Staff Recommendation:

1. Receive and file the Executive Officer Report.