

Voting Members

Jerry Gladbach
Chair

Donald Dear
1st Vice-Chair

Gerald McCallum
2nd Vice-Chair

Kathryn Barger
Lori Brogin-Falley
Margaret Finlay
John Lee
John Mirisch
Holly Mitchell

Alternate Members

Anthony Bell
Michael Davitt
David Lesser
Mel Matthews
Hilda Solis
Vacant
(City of Los Angeles)

Staff

Paul Novak
Executive Officer

Adriana Romo
Deputy Executive Officer

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

80 South Lake Avenue
Suite 870
Pasadena, CA 91101
Phone: 626.204.6500
Fax: 626.204.6507

www.lalafco.org

LIVE VIRTUAL COMMISSION MEETING

LOCAL AGENCY FORMATION COMMISSION

Wednesday, April 13th, 2022
9:00 a.m.

This meeting will be conducted as a virtual meeting with telephone 1-415-655-0001 (Access Code: 2599 158 5165) and web access (<https://lacountyboardofsupervisors.webex.com/lacountyboardofsupervisors/onstage/g.php?MTID=e1a9aea37f824c04b30892c0822da0b09>) pursuant to the provisions of Government Code § 54953 relative to virtual meetings, as well as the County of Los Angeles "Best Practices to Prevent COVID-19".

FOR MEMBERS OF THE PUBLIC

TO LISTEN BY TELEPHONE AND PROVIDE PUBLIC COMMENT DIAL:

1-415-655-0001
Access Code: 2599 158 5165 (English)

OR TO LISTEN VIA WEB AND PROVIDE COMMENT:

(<https://lacountyboardofsupervisors.webex.com/lacountyboardofsupervisors/onstage/g.php?MTID=e1a9aea37f824c04b30892c0822da0b09>)

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. **PUBLIC COMMENT**

This is the opportunity for members of the public to address the Commission on any items, including those items that are on the posted agenda, provided that the subject matter is within the jurisdiction of the Commission. Public comments are limited to three minutes.

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 March 9 , 2022.
- b. Approve Operating Account Check Register for the month of March, 2022.
- c. Receive and file Update on Pending Proposals.
- d. Information Item(s) – Government Code §§ 56751 & 56857.
(None)
- e. Annexation No. 1098 to the Santa Clarita Valley Sanitation District of Los Angeles County, and California Environment Quality Act (CEQA) exemption.
- f. Annexation No. 1103 to the Santa Clarita Valley Sanitation District of Los Angeles County, and California Environment Quality Act (CEQA) exemption.
- g. Annexation No. 1104 to the Santa Clarita Valley Sanitation District of Los Angeles County, and California Environment Quality Act (CEQA) exemption.
- h. Annexation No. 1105 to the Santa Clarita Valley Sanitation District of Los Angeles County, and California Environment Quality Act (CEQA) exemption.
- i. Annexation No. 1106 to the Santa Clarita Valley Sanitation District of Los Angeles County, and California Environment Quality Act (CEQA) exemption.
- j. Annexation No. 764 to the County Sanitation District No. 21 of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.

7. **PUBLIC HEARING(S)**

- a. Recommended Final Budget for Fiscal Year 2022-23

8. **PROTEST HEARING(S)**

(None)

9. **OTHER ITEMS**

- a. Adoption of Resolution Authorizing Remote Teleconference Meetings of the Commission pursuant to Government Code Section 54953(e) and Making Required Findings.
- b. Proposed Telecommuting Program

10. **LEGISLATION**

- a. Legislative Update

11. **MISCELLANEOUS CORRESPONDENCE**

(None)

12. **COMMISSIONERS' REPORT**

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

13. **EXECUTIVE OFFICER'S REPORT**

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**

May 11, 2022
June 8, 2022
July 13, 2022

16. **ADJOURNMENT**



Local Agency Formation Commission
for the County of Los Angeles

DRAFT

Voting Members

Jerry Gladbach
Chair

Donald Dear
1st Vice-Chair

Gerard McCallum
2nd Vice-Chair

Kathryn Barger
Richard Close
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www.lalafco.org

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

March 9, 2022

Present:

Jerry Gladbach, Chair

Kathryn Barger
Lori Brogin-Falley
Donald Dear
Margaret Finlay
John Lee
Gerard McCallum
John Mirisch
Holly Mitchell

Michael Davitt, Alternate
David Lesser, Alternate
Mel Matthews, Alternate

Paul Novak, Executive Officer
Carole Suzuki, Legal Counsel

Absent:

Hilda Solis, Alternate

Vacant:

City of Los Angeles, Alternate Member
San Fernando Valley, Alternate Member

1 CALL MEETING TO ORDER

The meeting was called to order at 9:03 a.m. as a live virtual Commission meeting, with public comment accepted via e-mail, computer, or phone through the conclusion of public testimony.

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Gladbach.

VOTING COMMISSIONER

Chair Gladbach congratulated Commissioner Brogin-Falley as the Voting Member representing the San Fernando Valley. The appointment is to fulfill the unexpired term of former Commissioner Richard Close, who retired November of 2021. Commissioner Brogin-Falley was previously the Alternate Member for the San Fernando Valley.

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 Government Code § 54953 relative to virtual meetings, as well as the County of Los Angeles "Best Practices to Prevent COVID-19". LAFCO's legal counsel reviewed the provisions 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 e-mail, 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)

The EO swore in four (4) members of the audience who planned to testify.

5 PUBLIC COMMENT

(None).

6 CONSENT ITEM(S)

The Commission took the following actions under Consent Items:

- a. Approved Minutes of February 9, 2022.
- b. Approved Operating Account Check Register for the month of February 2022.
- c. Received and filed update on Pending Proposals.
- d. Information Item(s) – Government Code §§ 56751 & 56857.
(None).

MOTION:	Dear	SECOND: Finlay	APPROVED: 9-0-0
AYES:	Barger, Brogin-Falley, Dear, Finlay, Lee, McCallum, Mirisch, Mitchell, Gladbach		
NOES:	None.		
ABSTAIN:	None.		
ABSENT:	None.		

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- a. Draft Municipal Service Review (MSR) 2022-02 and Sphere of Influence (SOI) Update for the Resource Conservation Districts (Antelope Valley Resource Conservation District and Resource Conservation District of the Santa Monica Mountains) (RCDs).

The EO summarized the staff report on this item.

The public hearing was opened to receive testimony on the MSR and SOI Update for the RCDs. 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.

Clark Stevens (Executive Officer & Architect, Resource Conservation District of the Santa Monica Mountains) thanked LAFCO staff for their professionalism and willingness to help in the preparation of the MSR/SOI Update.

The Commission took the following actions:

- Adopted and approved the March 9, 2022 Municipal Service Review and Sphere of Influence Update of the Resource Conservation Districts;
- Adopted the recommended determinations required for a Municipal Service Review as contained in both the staff report and MSR, pursuant to Government Code § 56430;

- Adopted the recommended determinations required for the proposed Sphere of Influence Updates for the Antelope Valley Resource Conservation District and the Resource Conservation District of the Santa Monica Mountains, pursuant to Government Code § 56425, as stated in the staff report and found in the MSR/SOI Update;
- Adopted the Proposed SOI Update maps found in the MSR and SOI Update;
- Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving MSR No. 2022-02 – Municipal Service Review and Sphere of Influence Update for the Antelope Valley Resource Conservation District and the Resource Conservation District of the Santa Monica Mountains; Resolution No. 2022-03RMD;
- Directed and authorized the Executive Officer to mail copies of the resolution as provided in Section 56882 of the Government Code; and
- Directed the Executive Officer to post the MSR/SOI Update to the Commission website.

MOTION: Barger SECOND: McCallum APPROVED: 9-0-0
AYES: Barger, Brogin-Falley, Dear, Finlay, Lee, McCallum, Mirisch, Mitchell, Gladbach
NOES: None.
ABSTAIN: None.
ABSENT: None.

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- b. Proposed Draft Budget for Fiscal Year 2022-23.

The EO summarized the staff report on this item.

The public hearing was opened to receive testimony on the budget hearing. 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.

Commissioner Barger asked why rental expenses are projected to be higher in 2022-23 compared to the current fiscal year. The Executive Officer stated that LAFCO's prior lease was executed in 2001, and even with annual increases, the 2021 rental rate was significantly below current market level rental rates (the prior lease ended in November 2021). Commissioner McCallum (who served on the ad hoc committee which negotiated the 2021 lease extension), noted that the 2021 lease extension has an "out clause" allowing the Commission to terminate the 5-year lease extension at Year 3 (in 2024), subject to certain penalties; and that LAFCO negotiated this

provision to allow for more flexibility should office space needs change over the next few years. The Commission took the following actions:

- Approved the Proposed Draft Budget for Fiscal Year 2022-23;
- Pursuant to Government Code § 56381, directed staff to forward to Proposed Budget for Fiscal Year 2022-23 to the County of Los Angeles, as well as the 88 cities and 51 independent special districts in Los Angeles County, for their comment; and
- Set April 13, 2022, for hearing on adoption of the Recommended Final Budget for Fiscal Year 2022-23.

MOTION: Dear SECOND: Barger APPROVED: 9-0-0
AYES: Barger, Brogin-Falley, Dear, Finlay, Lee, McCallum, Mirisch, Mitchell, Gladbach
NOES: None.
ABSTAIN: None.
ABSENT: None.

8 PROTEST HEARING(S)

(None).

9 OTHER ITEMS

The following item was called for consideration:

- a. Adoption of Resolution Authorizing Remote Teleconference Meetings of the Commission pursuant to Government Code § 54953(e) and Making Required Findings.

The EO summarized the staff report on this item.

The Commission took the following action:

- Adopted the Resolution Making Determinations Approving Resolution of the Local Agency Formation Commission for the County of Los Angeles Authoring Remote Teleconference Meetings of the Legislative Body of the Los Angeles Formation Commission for the County of Los Angeles for the meetings of March 9, 2022, pursuant to the Ralph M. Brown Act; Resolution No. 2022-04RMD.

MOTION: Dear SECOND: Finlay APPROVED: 9-0-0
AYES: Barger, Brogin-Falley, Dear, Finlay, Lee, McCallum, Mirisch, Mitchell,
Gladbach
NOES: None.
ABSTAIN: None.
ABSENT: None.

9 OTHER ITEMS

The following item was called for consideration:

- b. As-Needed Alternate Legal Counsel.

The EO summarized the staff report on this item.

The Commission took the following action:

- Directed the Executive Officer to execute contract amendments, for a new term of three (3) years and adjusting billing rates, with no other changes, with the law firms of Best Best & Krieger; Nossaman LLP; and Sloane Sakai LLP; and bring back the contracts to the Commission for approval at a future meeting.

MOTION: Finlay SECOND: Barger APPROVED: 9-0-0
AYES: Barger, Brogin-Falley, Dear, Finlay, Lee, McCallum, Mirisch, Mitchell,
Gladbach
NOES: None.
ABSTAIN: None.
ABSENT: None.

9 OTHER ITEMS

The following item was called for consideration:

- c. Policy for Commission Term of Office.

The EO summarized the staff report on this item.

The Commission took the following actions:

- Adopted the “Policy for Commissioner Term of Office”; and
- Directed staff to post the Policy for Commissioner Term of Office to the Commission website.

MOTION: Barger SECOND: McCallum APPROVED: 9-0-0
AYES: Barger, Brogin-Falley, Dear, Finlay, Lee, McCallum, Mirisch, Mitchell,
Gladbach
NOES: None.
ABSTAIN: None.
ABSENT: None.

10 LEGISLATION

The following item was called up for consideration:

a. Request to Support AB 2957.

The EO indicated that after the posting of the agenda, the California Association of Local Agency Formation Commissions (CALAFCO) requested that the Commission take a support position regarding AB 2957 (Annual Omnibus Bill).

The EO summarized the staff report on this item.

The Commission took the following action:

- Determined that there is a need to take immediate action relative to AB 2957, and that the need for action came to the attention of the local agency subsequent to the agenda being posted, as authorized pursuant to Government Code § 54954.2.(b).(2). and as described in more detail in the staff report.

MOTION: Dear SECOND: Finlay APPROVED: 9-0-0
AYES: Barger, Brogin-Falley, Dear, Finlay, Lee, McCallum, Mirisch, Mitchell,
Gladbach
NOES: None.
ABSTAIN: None.
ABSENT: None.

The Commission's unanimous vote (9-0) to consider an item after the posting of the agenda exceeded the minimum two-thirds vote required for approval pursuant to Government Code § 54954.2.(b).(2).

The following item was called up for consideration:

a. Legislative Update and Request to Support SB 938, AB 2449, and AB 2957.

The EO indicated that there was a typo on page 5 of the staff report. The staff report should reflect "SB 938" instead of "SB 738".

The EO summarized the staff report on this item.

The Commission took the following actions:

- Received and filed the Legislative Update;
- Took a “SUPPORT” position relative to SB 938, and authorized the Chair to sign letters documenting this position, and directed staff to convey this support to the Governor, legislators, and other stakeholders;
- Took a “SUPPORT” position relative to AB 2449, and authorized the Chair to sign letters documenting this position, and directed staff to convey this support to the Governor, legislators, and other stakeholders; and
- Took a “SUPPORT” position relative to AB 2957, and authorized the Chair to sign letters documenting this position, and directed staff to convey this support to the Governor, legislators, and other stakeholders.

MOTION: Dear SECOND: Finlay APPROVED: 9-0-0
AYES: Barger, Brogin-Falley, Dear, Finlay, Lee, McCallum, Mirisch, Mitchell,
Gladbach
NOES: None.
ABSTAIN: None.
ABSENT: None.

11 MISCELLANEOUS CORRESPONDENCE

(None).

12 COMMISSIONERS' REPORT

(None).

13 EXECUTIVE OFFICER'S REPORT

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

The EO indicated that the April 13, 2022 Meeting will be noticed as a virtual format.

Commissioner McCallum asked when will the Commission return to in-person meetings, and the Executive Officer addressed his question.

Commissioners Finlay and Mirisch indicated that they would like to see flexibility in being able

to attend in-person or virtual meetings. Legal Counsel offered to provide additional research on this issue.

The Commission took the following actions:

- Received and filed the Executive Officer's Written Update and Verbal Update.

MOTION: Finlay SECOND: Barger APPROVED: 9-0-0
AYES: Barger, Brogin-Falley, Dear, Finlay, Lee, McCallum, Mirisch, Mitchell,
Gladbach
NOES: None.
ABSTAIN: None.
ABSENT: None.

14 PUBLIC COMMENT

(None).

15 FUTURE MEETINGS

April 13, 2022
May 11, 2022
June 8, 2022

15 ADJOURNMENT MOTION

Chair Gladbach adjourned the live virtual meeting at 9:44 a.m.

Respectfully submitted,

Paul Novak, AICP
Executive Officer

11:17 AM
03/29/22
Cash Basis

LA LAFCO
Register Report
March 2022

Type	Date	Num	Name	Paid Amount	Balance
Mar 22					
Bill Pmt -Check	03/01/2022	011236	LACERA	-16,551.21	-16,551.21
Bill Pmt -Check	03/02/2022	011237	Eide Bailly	-879.00	-17,430.21
Check	03/04/2022	ADP	ADP	-177.12	-17,607.33
Check	03/10/2022	WIRE	TRPF 80 South Lak...	-9,884.25	-27,491.58
Bill Pmt -Check	03/15/2022	11238	Certified Records M...	-886.52	-28,378.10
Bill Pmt -Check	03/15/2022	11239	Charter Communica...	-527.88	-28,905.98
Bill Pmt -Check	03/15/2022	11240	ATT	-277.37	-29,183.35
Bill Pmt -Check	03/15/2022	11241	CoreLogic	-28.80	-29,212.15
Bill Pmt -Check	03/15/2022	11242	CTS Clouds LLC	-810.00	-30,022.15
Bill Pmt -Check	03/15/2022	11243	Daily Journal*	-124.10	-30,146.25
Bill Pmt -Check	03/15/2022	11244	FedEx	-202.76	-30,349.01
Bill Pmt -Check	03/15/2022	11245	MetLife*	-804.00	-31,153.01
Bill Pmt -Check	03/15/2022	11246	Motor Parks	-540.00	-31,693.01
Bill Pmt -Check	03/15/2022	11247	Office Depot*	-432.60	-32,125.61
Bill Pmt -Check	03/15/2022	11248	Promac Image Syst...	-77.51	-32,203.12
Bill Pmt -Check	03/15/2022	11249	Wells Fargo-Elite C...	-103.42	-32,306.54
Bill Pmt -Check	03/15/2022	11250	Yvonne Green CPA	-262.50	-32,569.04
Bill Pmt -Check	03/15/2022	11251	FedEx	-54.74	-32,623.78
Bill Pmt -Check	03/15/2022	11252	Motor Parks	-35.00	-32,658.78
Check	03/15/2022	DD	Ambar De La Torre	-2,452.66	-35,111.44
Check	03/15/2022	DD	Douglass S Dorado	-3,410.48	-38,521.92
Check	03/15/2022	DD	Adriana L Flores	-1,340.82	-39,862.74
Check	03/15/2022	DD	Paul A Novak	-6,372.29	-46,235.03
Check	03/15/2022	DD	Alisha O'Brien	-2,560.47	-48,795.50
Check	03/15/2022	DD	Adriana Romo	-3,761.45	-52,556.95
Check	03/15/2022	DD	Federal Tax Deposit	-5,252.24	-57,809.19
Check	03/15/2022	DD	State Income Tax	-1,565.68	-59,374.87
Check	03/18/2022	ADP	ADP	-145.02	-59,519.89
Check	03/18/2022	11253	void	0.00	-59,519.89
Bill Pmt -Check	03/21/2022	11254	LACERA-OPEB	-1,696.07	-61,215.96
Check	03/29/2022	DD	John S Lee	-138.53	-61,354.49
Bill Pmt -Check	03/29/2022	11255	ATT	-307.62	-61,662.11
Bill Pmt -Check	03/29/2022	11256	Bank of America*	-16.99	-61,679.10
Bill Pmt -Check	03/29/2022	11257	LACERA	-16,599.15	-78,278.25
Bill Pmt -Check	03/29/2022	11258	Motor Parks	-540.00	-78,818.25
Bill Pmt -Check	03/29/2022	11259	Office Depot*	-190.15	-79,008.40
Bill Pmt -Check	03/29/2022	11260	Promac Image Syst...	-91.89	-79,100.29
Bill Pmt -Check	03/29/2022	11261	The Lincoln National	-281.88	-79,382.17
Bill Pmt -Check	03/29/2022	11262	Tropical Interior Plants	-145.00	-79,527.17
Check	03/30/2022	62981...	Kathryn Barger	-132.99	-79,660.16
Check	03/30/2022	62981...	Brogin-Falley Lori	-138.52	-79,798.68
Check	03/30/2022	62981...	Margaret E Finlay	-138.52	-79,937.20
Check	03/30/2022	62981...	Edward G Gladbach	-138.52	-80,075.72
Check	03/30/2022	DD	Michael T Davitt	-138.52	-80,214.24
Check	03/30/2022	DD	Donald Dear	-138.52	-80,352.76
Check	03/30/2022	DD	David J Lesser	-138.52	-80,491.28
Check	03/30/2022	DD	Melvin L Matthews	-138.52	-80,629.80
Check	03/30/2022	DD	Gerard McCallum II	-138.52	-80,768.32
Check	03/30/2022	DD	John A Mirisch	-138.52	-80,906.84
Check	03/30/2022	DD	Holly J Mitchell	-124.88	-81,031.72
Check	03/30/2022	DD	Federal Tax Deposit	-256.90	-81,288.62
Check	03/30/2022	DD	Ambar De La Torre	-2,452.66	-83,741.28
Check	03/30/2022	DD	Douglass S Dorado	-3,410.49	-87,151.77
Check	03/30/2022	DD	Adriana L Flores	-1,469.34	-88,621.11
Check	03/30/2022	DD	Paul A Novak	-6,481.41	-95,102.52
Check	03/30/2022	DD	Alisha O'Brien	-2,560.47	-97,662.99
Check	03/30/2022	DD	Adriana Romo	-3,761.45	-101,424.44
Check	03/30/2022	DD	Federal Tax Deposit	-5,298.86	-106,723.30
Check	03/30/2022	DD	State Income Tax	-1,574.39	-108,297.69
Mar 22				-108,297.69	-108,297.69

AGENDA ITEM NO. 6.c. April 13, 2022						
PENDING PROPOSALS As of April 5, 2022						
		LAFCO Designation Number	Applicant	Description	Status	Est. Date of Completion
1	DD	Annexation 2006-12 to Los Angeles County Waterworks District No. 40, Antelope Valley	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 application. Email dated 1-30-13 waterworks stopped working on TTR, no water commitment. Emailed applicant 2-6-22	Unknown
2	DD	Annexation No. 2006-46 to Los Angeles County Waterworks District No. 40, Antelope Valley	Los Angeles County Waterworks District No. 40, Antelope Valley	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 application. Email dated 1-30-13 waterworks stopped working on TTR, no water commitment. Emailed applicant 2-6-23	Unknown
3	DD	Annexation No. 2011-17 (2006-50) to Los Angeles County Waterworks District No. 40, Antelope Valley	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 application. Email dated 1-30-13 waterworks stopped working on TTR, no water commitment. Emailed applicant 2-6-24	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 fw. And the nearest paved major streets are ave. H. And Ave. I, in the City of Lancaster. For future construction of a school.	Application complete, missing BOE fees to place on agenda for approval. Emailed district for fees on 4-18-17	Unknown
5	DD	Reorganization 2010-04 Los Angeles County Waterworks District No. 29	Malitex Partners, LLC	Detach 88 acres of vacant land from the Las Virgenes Municipal Water District and annex same said territory to Los Angeles County Waterworks District No 29 and West Basin Municipal Water District. The project includes future construction of three homes and dedicates open space. The project site is located north of Pacific Coast Highway at the end of Murphy Way, in the unincorporated area adjacent to Malibu.	Notice of Filing sent 07-15-10. Incomplete filing: CEQA, EIR on hold 4-14-15. Applicant requested to keep this file open, pending details how to proceed with the project 04/29/15.	Unknown
6	DD	City of Palmdale Annexation 2010-05	City of Palmdale	49.6 acres located adjacent to residential properties to the southwest, southeast, and separated by the Amargosa Creek to the north.	Notice of Filing sent 1-3-11 Incomplete filing: property tax transfer resolution, insufficient CEQA, unclear pre-zoning ordinance, approved map and legal. Need to include DUC .	Unknown
7	DD	Reorganization 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.	Unknown
8	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.	Unknown
9	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.	Unknown
10	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	Unknown

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
11	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
12	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
13	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, plan for services, and approved map and geographic description.	10/2/2019	Unknown
14	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
15	AD	Annexation 300 to District no. 15	Los Angeles County 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
16	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1098	Los Angeles County Sanitation Districts	0.49 acres of uninhabited territory. The affected territory is located on Sierra Highway approximately 300 feet south of Arline Street, all within Unincorporated Los Angeles County.	Notice of Filing Sent 6-14-21 Incomplete filing: property tax transfer resolution.	6/9/2021	Unknown
17	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1102	Los Angeles County Sanitation Districts	3.83 acres of uninhabited territory. The affected territory is located on the northwest corner of Ruether Avenue and Santa Clara Street, all within the City of Santa Clarita.	Notice of Filing Sent 6-14-21 Incomplete filing: property tax transfer resolution.	6/9/2021	Unknown
18	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1103	Los Angeles County Sanitation Districts	0.3 acres of uninhabited territory. The affected territory is located on the southwest corner of Wabaska Street and Wiley Canyon Road, all within the City of Santa Clarita.	Notice of Filing Sent 6-14-21 Incomplete filing: property tax transfer resolution.	6/9/2021	Unknown
19	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1104	Los Angeles County Sanitation Districts	4.53 acres of uninhabited territory. The affected territory has 2 parcels. Parcel 1 is located on the west side of Sand Canyon at Sky Ranch Road; Parcel 2 is located on the west side of Sand Canyon Road at Warmouth Road, all within the City of Santa Clarita.	Notice of Filing Sent 6-14-21 Incomplete filing: property tax transfer resolution.	6/9/2021	Unknown
20	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1105	Los Angeles County Sanitation Districts	16.81 acres of uninhabited territory. The affected territory is located on Lowridge Place west of Willowtree Court, all within Unincorporated Los Angeles County.	Notice of Filing Sent 6-14-21 Incomplete filing: property tax transfer resolution.	6/9/2021	Unknown
21	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1106	Los Angeles County Sanitation Districts	1.38 acres of uninhabited territory. The affected territory is located on the south side of Placeritos Boulevard approximately 700 feet east of Aden Avenue, all within the City of Santa Clarita.	Notice of Filing Sent 6-14-21 Incomplete filing: property tax transfer resolution.	6/9/2021	Unknown
22	AD	Annexation 432 to District no. 14	Los Angeles County Sanitation Districts	1.253 acres of uninhabited territory. The affected territory is located on the west side of 45th Street West approximately 200 feet south of Avenue K-12, all within the Unincorporated Los Angeles County.	Notice of Filing Sent 6-21-21 Incomplete filing: property tax transfer resolution.	6/21/2021	Unknown

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
23	DD	Annexation No. 2021-02 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Andrew J Eliopoulous	annex 6.58± acres of vacant land to Los Angeles County Waterworks District No 40 for retail water services. The affected territory is located north of Eliopulos Ranch Drive between Yianni Court and Marina Court, in the City of Palmdale	Notice of Filing Sent 6-30-21 Incomplete Filing: TTR, CEQA, and approved map and geographic description	6/1/2021	Unknown
24	AD	Annexation 764 to District no. 21	Los Angeles County Sanitation Districts	0.994 acres of uninhabited territory. The affected territory is located on the south side of Baseline Road approximately 120 feet southwest of Silver Tree Road, all within the City of Claremont.	Notice of Filing Sent 8-17-21 Incomplete filing: property tax transfer resolution.	8/5/2021	Unknown
25	AOB	Annexation No. 2021-08 to the Los Angeles County Waterworks District No. 40, Antelope Valley	KB Home Greater Los Angeles, Inc.	9.29 acres of uninhabited territory. The affected territory is located at the northeast corner of 66th Street West and Newgrove Street, all within the City of Lancaster.	Notice of Filing Sent 9-7-21 Incomplete filing: property tax transfer resolution.	8/30/2021	Unknown
26	DD	Formation No. 2019-04 of the Acton/Agua Dulce Garbage Disposal District	County of Los Angeles	150,982 acres of inhabited territory. The affected territory is located in the unincorporated county area of Acton and Agua Dulce	Notice of Filing sent 9-29-21 TTR/Auditors determination, plan for services, and approved map and geographic description.	9/14/2021	Unknown
27	DD	Formation No. 2019-05 East Antelope Valley Garbage Disposal District	County of Los Angeles	459,925 acres of inhabited territory. The affected territory is located in the unincorporated county area of the Antelope Valley, east of state route 14.	Notice of Filing sent 9-29-21 TTR/Auditors determination, plan for services, and approved map and geographic description.	9/14/2021	Unknown
28	DD	Formation No. 2019-06 of the West Antelope Valley Garbage Disposal District	County of Los Angeles	293,394 acres of inhabited territory. The affected territory is located in the unincorporated county area of the Antelope Valley, west of state route 14.	Notice of Filing sent 9-29-21 TTR/Auditors determination, plan for services, and approved map and geographic description.	9/14/2021	Unknown
29	DD	Formation No. 2021-07 of the Quartz Hill Garbage Disposal District	County of Los Angeles	6,575 acres of inhabited territory. The affected territory is located in the unincorporated county area of Quartz Hill	Notice of Filing sent 9-29-21 TTR/Auditors determination, plan for services, and approved map and geographic description.	9/14/2021	Unknown
30	AD	Annexation 433 to District no. 14	Los Angeles County Sanitation Districts	81 Acres of uninhabited territory. The affected territory is located on 40th street East approximately 800 feet south of Avenue L, all within the City of Palmdale.	Notice of Filing Sent 11-4-21 Incomplete filing: property tax transfer resolution.	11/4/2021	Unknown
31	AOB	Reorganization No. 2021-03 for the Artesia Cemetery District, the Downey Cemetery District, and the Little Lake Cemetery District	Artesia Cemetery District, and behalf of Downey Cemetery District and Little Lake Cemetery District	Reorganization of territory located within Cities of Bell Gardens, Bellflower, Cerritos, Downey, La Mirada, Lakewood, Paramount, Santa Fe Springs, South Gate, and Los Angeles County unincorporated territory (South Whittier).	Notice of Filing Sent 12-22-21 Incomplete filing: property tax transfer resolution.	12/20/2021	Unknown
32	DD	Annexation No. 2021-10 to the City of Bradbury	City of Bradbury	.66± acres of uninhabited territory. The affected territory is located along Royal Oaks Drive North between Braewood Drive and Woodlyn Lane, adjacent to the City of Bradbury.	Notice of Filing sent 12-06-21 Incomplete Filing: property tax transfer resolution, limiting addresses map and list, and approved map and geographic description	11/29/2021	Unknown
33	DD	Annexation No. 2021-09 to the City of Whittier	City of Whittier	58± acres of inhabited territory. The affected territory is located along Whittier Blvd. between interstate 605 and Sorensen Ave, adjacent to the City of Whittier.	Notice of Filing sent 12-22-21 Incomplete Filing: property tax transfer resolution, limiting addresses map and list, and approved map and geographic description	12/13/2021	Unknown

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
34	DD	Reorganization No. 2019-04 to the City of La Verne	Saint George Properties, LLC	19.44± acres of uninhabited territory. The affected territory is located north of Baseline Road and Japonica Avenue, adjacent to the City of La Verne.	Notice of Filing sent 12-22-21 Incomplete Filing: reorg fees, property tax transfer resolution, limiting addresses map and list, LLC documents, pre-zoning, and approved map and geographic description	12/21/2021	Unknown
35	DD	Reorganization No. 2021-11 to the City of Los Angeles	Television City Studios, LLC	.64± acres of uninhabited territory. The affected territory is located south of the intersection of Beverly Blvd and Genesee Ave, surrounded by the City of Los Angeles.	Application can't start, waiting for a sufficient map and geographic description to be submitted.	12/29/2021	Unknown
36	AOB	Annexation No. 2022-01 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Royal Investors, LLC	30± acres of uninhabited territory. The affected territory is generally located at northwest corner of 40th Street East and Lancaster Boulevard, within the City of Lancaster.	Notice of Filing Sent 02-01-22 Incomplete filing: property tax transfer resolution, approved map and geographic description	1/20/2022	Unknown

Staff Report

April 13, 2022

Agenda Item No. 6.e.

Annexation No. 1098 to the Santa Clarita Valley Sanitation District of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	0.49± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution:	May 17, 2021
Application Filed with LAFCO:	June 9, 2021
Certificate of Filing	March 10, 2022
Location:	The affected territory is located on Sierra Highway approximately 300 feet south of Arline Street.
City/County:	Los Angeles County unincorporated territory (Canyon Country).
Affected Territory:	The affected territory is vacant. The territory consists of one (1) proposed office building. The topography is flat.
Surrounding Territory:	Surrounding territory is commercial.
Landowner:	Jess & Olivia Rodriguez
Registered Voters:	Zero (0) registered voters as of October 26, 2018.
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 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 a 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 agendaized the Proposal on the Commission "Consent Item(s)" portion of the Agenda as Agenda Item 6.e.

California Environmental
Quality Act (CEQA) Clearance:

The proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(b) because the annexation consists of an individual small parcel of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures. A Categorical Exemption was adopted by the Santa Clarita Valley Sanitation District of Los Angeles County as lead agency, on May 17, 2021.

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 March 10, 2022. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration as Wednesday, April 13, 2022.

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 October 26, 2018.

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 0.49+/- acres. The affected territory is vacant. The territory consists of one (1) proposed office building.

The assessed valuation is \$210,295 as of October 26, 2018.

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

On February 15, 2022, 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 will be developed to include one (1) proposed office building 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:*

The proposal does not conflict with any Commission-adopted policies on urban development and open space conversion.

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

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, land left fallow under a crop rotation 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 Sierra Highway, which is immediately east of the affected territory.

h. Consistency with Plans:

The proposal is consistent with the existing County's General Plan designation of General Commercial (CG).

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 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 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 County's General Plan designation of General commercial (CG).

The proposal is consistent with the existing County's zoning designation of General Commercial (C-3).

p. Environmental Justice:

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 on 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 the affected territory. There are Disadvantaged Unincorporated Communities (DUCs) 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 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. The affected territory is within the area subject to both the County of Los Angeles All-Hazard Mitigation Plan and the

Safety Element of the General Plan which includes 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.

The proposed action does not impact the regional growth goals and policies of the RTP or SCS.

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) because the annexation consists of an individual small parcel 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.

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 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. 1098 to the Santa Clarita Valley Sanitation District of Los Angeles County.

**RESOLUTION NO. 2022-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 1098 TO THE SANTA CLARITA VALLEY SANITATION DISTRICT
OF 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 County of Los Angeles (County); and

WHEREAS, the proposed annexation consists of approximately 0.49± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1098 to the Santa Clarita Valley Sanitation District of Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for one (1) proposed 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 Commission has determined that the proposed annexation ("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 April 13, 2022 at 9:00 a.m., at the Commission's virtual meeting held by teleconference and web access pursuant to the provisions of Government Code Section § 54953 relative to virtual meetings, as well as the County of Los Angeles "Best Practices to Prevent COVID-19"; and

WHEREAS, on April 13, 2022, 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. 1098 to the Santa Clarita Valley Sanitation District of Los Angeles County, finds that the annexation is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines § 15319(b), because the annexation consists of an individual small parcel 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. 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 0.49± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1098 to the Santa Clarita Valley Sanitation District of Los Angeles County".
5. Annexation No. 1098 to the Santa Clarita Valley Sanitation District of Los Angeles County is hereby approved, subject to the following terms and conditions:
 - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
 - b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.

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

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

- j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 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 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 13th day of April 2022.

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

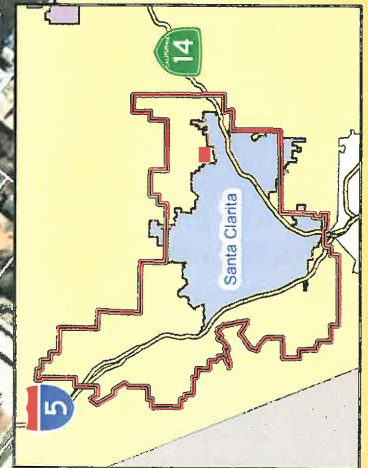
Legend

-  SCV-1098
-  Santa Clarita Valley Sanitation District of Los Angeles County
-  Unincorporated Territory
-  Sphere of Influence, CSD SCV

Annexation No. 1098 to the Santa Clarita Valley Sanitation District of Los Angeles County



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



Staff Report

April 13, 2022

Agenda Item No. 6.f.

Annexation No. 1103 to the Santa Clarita Valley Sanitation District of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	0.3± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution:	May 17, 2021
Application Filed with LAFCO:	June 9, 2021
Certificate of Filing:	March 10, 2022
Location:	The affected territory is located on the southwest corner of Wabuska Street and Wiley Canyon Road.
City/County:	City of Santa Clarita.
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:	Todd & Cheryl Barton Tr
Registered Voters:	Two (2) registered voters as of July 3, 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 Santa Clarita Valley Sanitation District of 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 a 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.f.
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 Santa Clarita Valley Sanitation District of Los Angeles County as lead agency, on May 17, 2021.
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 March 10, 2022. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration as Wednesday, April 13, 2022.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT § 56668:

a. Affected population, territory and adjacent areas:

The existing population is three (3) residents as of July 3, 2019. The population density is 10 persons per acre.

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

The affected territory is 0.3+/- acres. The affected territory is residential. The territory consists of one (1) existing single-family home.

The assessed valuation is \$442,481 as of July 3, 2019.

The per capita assessed valuation is 147,493.67.

On February 15, 2022, 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 not likely to experience 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 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:*

The proposal does not conflict with any Commission-adopted policies on urban development and open space conversion.

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

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, land left fallow under a crop rotation 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-5 Freeway, which is approximately 1,000 feet from the affected territory.

h. Consistency with Plans:

The proposal is consistent with the existing City's General Plan designation of Urban Residential (UR2).

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 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 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 Urban Residential (UR2).

The proposal is consistent with the existing City's zoning designation of Urban Residential 2 (Santa Clarita- UR2).

p. Environmental Justice:

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 on 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 City of Santa Clarita All-Hazard Mitigation Plan (approved October 2, 2021) 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 not within the maps that identify State Responsibility Area. The affected territory is within the area subject to both the City of Santa Clarita All-Hazard Mitigation Plan and the Safety Element of the General Plan which includes 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.

The proposed action does not impact the regional growth goals and policies of the RTP or SCS.

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. In addition, there are no cumulative impacts, unusual circumstances, nor other exceptions that would make the exemption inapplicable based on the proposal records.

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

Pursuant to Government Code § 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 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. 1103 to the Santa Clarita Valley Sanitation District of Los Angeles County.

**RESOLUTION NO. 2022-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 1103 TO THE SANTA CLARITA VALLEY SANITATION DISTRICT
OF 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 (City); and

WHEREAS, the proposed annexation consists of approximately 0.3± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1103 to the Santa Clarita Valley Sanitation District of Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for 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 proposed annexation ("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 April 13, 2022 at 9:00 a.m., at the Commission's virtual meeting held by teleconference and web access pursuant to the provisions of Government Code Section § 54953 relative to virtual meetings, as well as the County of Los Angeles "Best Practices to Prevent COVID-19"; and

WHEREAS, on April 13, 2022, 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. 1103 to the Santa Clarita Valley Sanitation District 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. In addition, there are no cumulative impacts, unusual circumstances, nor other exceptions that would make the exemption inapplicable based on the proposal records.
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 0.3± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1103 to the Santa Clarita Valley Sanitation District of Los Angeles County".

- 5. Annexation No. 1103 to the Santa Clarita Valley Sanitation District of Los Angeles County is hereby approved, subject to the following terms and conditions:

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

- b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.

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

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

- j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 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 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 13th day of April 2022.

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

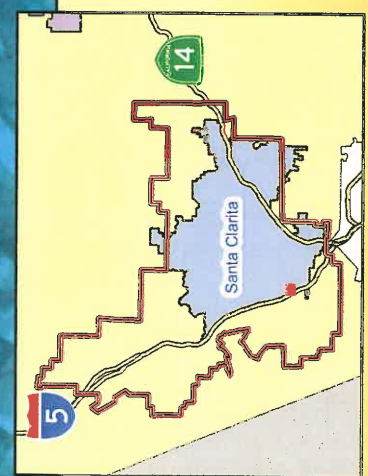
Legend

-  SCV-1103
-  Santa Clarita Valley Sanitation District of Los Angeles County
-  City of Santa Clarita
-  Sphere of Influence, CSD SCV

Annexation No. 1103 to the Santa Clarita Valley Sanitation District of Los Angeles County



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



Staff Report

April 13, 2022

Agenda Item No. 6.g.

Annexation No. 1104 to the Santa Clarita Valley Sanitation District of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	4.53± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution:	May 17, 2021
Application Filed with LAFCO:	June 9, 2021
Certificate of Filing:	March 10, 2022
Location:	The affected territory has two (2) parcels. Parcel 1 is located on the west side of Sand Canyon Road at Sky Ranch Road; Parcel 2 is located on the west side of Sand Canyon Road at Warmuth Road.
City/County:	City of Santa Clarita
Affected Territory:	The affected territory is residential. The territory consists of one existing single-family home and one semi-developed single-family home. The topography is flat.
Surrounding Territory:	Surrounding territory is residential.
Landowners:	Marciano & Rosa Preciado, Daniel & Sara Jacob
Registered Voters:	Two (2) registered voters as of July 16, 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 Santa Clarita Valley Sanitation District of 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 a 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.g.
California Environmental Quality Act (CEQA) Clearance:	The proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(a) because the annexation consists of areas containing existing structures developed to the density allowed by the current zoning for Parcel 1, and 15319(b) because it is an annexation of small parcels of the minimum size for facilities exempted by Section 15303(a), New Construction or Conversion of Small Structures for Parcel 2. A Categorical Exemption was adopted by the Santa Clarita Valley Sanitation District of Los Angeles County as lead agency, on May 17, 2021.
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 March 10, 2022. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration as Wednesday, April 13, 2022.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT § 56668:

a. Affected population, territory and adjacent areas:

The existing population is two (2) residents as of July 16, 2019. The population density is 0.88 persons per acre.

The estimated future population is four (4) residents.

The affected territory is 4.53+/- acres. The affected territory is residential. The territory consists of one (1) existing single-family home and one (1) semi-developed single-family home.

The assessed valuation is \$1,007,598 as of July 16, 2019.

The per capita assessed valuation is 251,899.50.

On February 15, 2022, 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) existing single-family home and one (1) semi-developed 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 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:*

The proposal does not conflict with any Commission-adopted policies on urban development and open space conversion.

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

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, land left fallow under a crop rotation 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 approximately 8,000 feet from the affected territory.

h. Consistency with Plans:

The proposal is consistent with the existing City's General Plan designation of Non-Urban Residential (NU4).

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 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 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 Non-Urban Residential (NU4).

The proposal is consistent with the existing City's zoning designation of Non-Urban Residential (NU4).

p. Environmental Justice:

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 on 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 City of Santa Clarita All-Hazard Mitigation Plan (approved October 2, 2021) 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. The affected territory is within the area subject to both the City of Santa Clarita All-Hazard Mitigation Plan and the Safety Element of the General Plan which includes 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.

The proposed action does not impact the regional growth goals and policies of the RTP or SCS.

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 consists of areas containing existing structures developed to the density allowed by the current zoning for Parcel 1, and 15319(b) because it is an annexation of small parcels of the minimum size for facilities exempted by Section 15303(a), New Construction or Conversion of Small Structures for Parcel 2. In addition, there are no cumulative impacts, unusual circumstances, nor other exceptions that would make the exemption inapplicable based on the proposal records.

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

Pursuant to Government Code § 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 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. 1104 to the Santa Clarita Valley Sanitation District of Los Angeles County.

**RESOLUTION NO. 2022-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 1104 TO THE SANTA CLARITA VALLEY SANITATION DISTRICT
OF 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 (City); and

WHEREAS, the proposed annexation consists of approximately 4.53± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1104 to the Santa Clarita Valley Sanitation District of Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for one (1) existing single-family home and one (1) semi-developed 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 proposed annexation ("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 April 13, 2022 at 9:00 a.m., at the Commission's virtual meeting held by teleconference and web access pursuant to the provisions of Government Code Section § 54953 relative to virtual meetings, as well as the County of Los Angeles "Best Practices to Prevent COVID-19"; and

WHEREAS, on April 13, 2022, 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. 1104 to the Santa Clarita Valley Sanitation District of 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 consists of areas containing existing structures developed to the density allowed by the current zoning for Parcel 1, and 15319(b) because it is an annexation of small parcels of the minimum size for facilities exempted by Section 15303(a), New Construction or Conversion of Small Structures for Parcel 2. In addition, there are no cumulative impacts, unusual circumstances, nor other exceptions that would make the exemption inapplicable based on the proposal records.
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 4.53± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1104 to the Santa Clarita Valley Sanitation District of Los Angeles County".

5. Annexation No. 1104 to the Santa Clarita Valley Sanitation District of Los Angeles County is hereby approved, subject to the following terms and conditions:

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

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

District.

- i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.
 - j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 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 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 13th day of April 2022.

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-1104
-  Santa Clarita Valley Sanitation District of Los Angeles County
-  City of Santa Clarita
-  Sphere of Influence, CSD SCV

Annexation No. 1104 to the Santa Clarita Valley Sanitation District of Los Angeles County



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



Staff Report

April 13, 2022

Agenda Item No. 6.h.

Annexation No. 1105 to the Santa Clarita Valley Sanitation District of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	16.81± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution:	May 17, 2021
Application Filed with LAFCO:	June 9, 2021
Certificate of Filing:	March 10, 2022
Location:	The affected territory is located on Lowridge Place west of Willowtree Court.
City/County:	Los Angeles County unincorporated territory (San Francisquito Canyon).
Affected Territory:	The affected territory is vacant. The territory consists of one (1) proposed single-family home. The topography is flat.
Surrounding Territory:	Surrounding territory is residential.
Landowner:	Timothy & Catherine Lynskey
Registered Voters:	Zero (0) registered voters as of September 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 Santa Clarita Valley Sanitation District of 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 a 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 agendaized the Proposal on the Commission "Consent Item(s)" portion of the Agenda as Agenda Item 6.h.
California Environmental Quality Act (CEQA) Clearance:	The proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines §§ 15319(b) and 15303(a) because it is an annexation of a small parcel of the minimum size for facilities exempted by Section 15303(a), New Construction or Conversion of Small Structures (The proposed development involves new construction of one single-family residence). A Categorical Exemption was adopted by the Santa Clarita Valley Sanitation District of Los Angeles County, as lead agency, on May 17, 2021.
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 March 10, 2022. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration as Wednesday, April 13, 2022.

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 September 11, 2019.

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

The estimated future population is Two (2) residents.

The affected territory is 16.81+/- acres. The affected territory is vacant. The territory consists of one (1) proposed single-family home.

The assessed valuation is \$249,175 as of September 11, 2019.

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

On February 15, 2022, 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 will be developed to include one (1) proposed single-family home 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:

The proposal does not conflict with any Commission-adopted policies on urban development and open space conversion.

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

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, land left fallow under a crop rotation 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-5 Freeway, which is approximately 19,000 feet from the affected territory.

h. Consistency with Plans:

The proposal is consistent with the existing County's General Plan designation of Residential- 2 (H2).

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 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 Santa Clarita Valley Water Agency which is the local water purveyor.

m. Regional Housing Needs:

This proposal will assist the county's ability to achieve its fair share of the regional housing needs since the annexation area is being developed with one (1) single-family home.

n. Comments from Landowners, Voters, or Residents:

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

o. Land Use Designations

The proposal is consistent with the existing County's General Plan designation of Residential 2 (H2)

The proposal is consistent with the existing County's zoning designation of Single-Family Residential (R-7000).

p. Environmental Justice:

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 on 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 13, 2019) establishes the County's emergency policies and procedures in the event of a disaster and addresses allocation of resources and protection of the public in the event of an emergency.

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

The affected territory is within a Very High Fire Hazard Zone pursuant to maps published by the California Department of Forestry and Fire Protection (Cal Fire). The affected territory is within the maps that identify State Responsibility Area. The affected territory is within the area subject to both the County of Los Angeles All-Hazard Mitigation Plan and the Safety Element of the General Plan which includes 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.

The proposed action does not impact the regional growth goals and policies of the RTP or SCS.

**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) and 15303(a) because it is an annexation of a small parcel of the minimum size for facilities exempted by Section 15303(a), New Construction or Conversion of Small Structures (The proposed development involves new construction of one single-family residence). In addition, there are no cumulative impacts, unusual circumstances, nor other exceptions that would make the exemption inapplicable based on the proposal records.

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

Pursuant to Government Code § 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 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. 1105 to the Santa Clarita Valley Sanitation District of Los Angeles County.

**RESOLUTION NO. 2022-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 1105 TO THE SANTA CLARITA VALLEY SANITATION DISTRICT
OF 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 County of Los Angeles (County); and

WHEREAS, the proposed annexation consists of approximately 16.81± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1105 to the Santa Clarita Valley Sanitation District of Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for one (1) proposed 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 proposed annexation ("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 April 13, 2022 at 9:00 a.m., at the Commission's virtual meeting held by teleconference and web access pursuant to the provisions of Government Code Section § 54953 relative to virtual meetings, as well as the County of Los Angeles "Best Practices to Prevent COVID-19"; and

WHEREAS, on April 13, 2022, 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. 1105 to the Santa Clarita Valley Sanitation District of Los Angeles County, finds that the annexation is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines §§ 15319(b) and 15303(a) because it is an annexation of a small parcel of the minimum size for facilities exempted by Section 15303(a), New Construction or Conversion of Small Structures (The proposed development involves new construction of one single-family residence). In addition, there are no cumulative impacts, unusual circumstances, nor other exceptions that would make the exemption inapplicable based on the proposal records.
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 16.81± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1105 to the Santa Clarita Valley Sanitation District of Los Angeles County".

- 5. Annexation No. 1105 to the Santa Clarita Valley Sanitation District of Los Angeles County is hereby approved, subject to the following terms and conditions:

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

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

- h. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
 - i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.
 - j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 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 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 13th day of April 2022.

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**

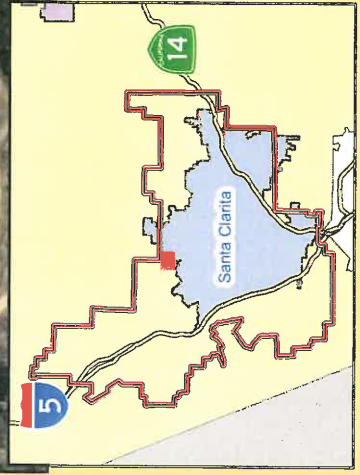


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus/PS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Annexation No. 1105 to the Santa Clarita Valley Sanitation District of Los Angeles County

Legend

-  SCV-1105
-  Santa Clarita Valley Sanitation District of Los Angeles County
-  Unincorporated Territory
-  Sphere of Influence, CSD SCV



Staff Report

April 13, 2022

Agenda Item No. 6.i.

Annexation No. 1106 to the Santa Clarita Valley Sanitation District of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	1.38± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution:	May 17, 2021
Application Filed with LAFCO:	June 9, 2021
Certificate of Filing:	March 10, 2022
Location:	The affected territory is located on the south side of Placeritos Boulevard approximately 700 feet east of Aden Avenue.
City/County:	City of Santa Clarita.
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:	Dan & Catherine Holm
Registered Voters:	Two (2) registered voters as of October 3, 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 Santa Clarita Valley Sanitation District of 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 a 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.i.
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 Santa Clarita Valley Sanitation District of Los Angeles County as lead agency, on May 17, 2021.
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 March 10, 2022. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration as Wednesday, April 13, 2022.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT § 56668:

a. Affected population, territory and adjacent areas:

The existing population is three (3) residents as of October 3, 2019. The population density is 2.90 persons per acre.

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

The affected territory is 1.38+/- acres. The affected territory is residential. The territory consists of one (1) existing single-family home.

The assessed valuation is \$623,740 as of October 3, 2019.

The per capita assessed valuation is 155,935.00.

On February 15, 2022, 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 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 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 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:

The proposal does not conflict with any Commission-adopted policies on urban development and open space conversion.

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

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, land left fallow under a crop rotation 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 Sierra Highway, which is approximately 8,500 feet from the affected territory.

h. Consistency with Plans:

The proposal is consistent with the existing City's General Plan designation of Urban Residential (UR1).

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 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 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 Urban Residential (UR1).

The proposal is consistent with the existing City's zoning designation of Urban Residential (UR1).

p. Environmental Justice:

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 on 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 City of Santa Clarita All-Hazard Mitigation Plan (approved October 2, 2021) 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 not within the maps that identify State Responsibility Area. The affected territory is within the area subject to both the City of Santa Clarita All-Hazard Mitigation Plan and the Safety Element of the General Plan which includes 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.

The proposed action does not impact the regional growth goals and policies of the RTP or SCS.

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. In addition, there are no cumulative impacts, unusual circumstances, nor other exceptions that would make the exemption inapplicable based on the proposal records.

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

Pursuant to Government Code § 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 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. 1106 to the Santa Clarita Valley Sanitation District of Los Angeles County.

**RESOLUTION NO. 2022-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 1106 TO THE SANTA CLARITA VALLEY SANITATION DISTRICT
OF 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 (City); and

WHEREAS, the proposed annexation consists of approximately 1.38± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1106 to the Santa Clarita Valley Sanitation District of Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for 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 proposed annexation ("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 April 13, 2022 at 9:00 a.m., at the Commission's virtual meeting held by teleconference and web access pursuant to the provisions of Government Code Section § 54953 relative to virtual meetings, as well as the County of Los Angeles "Best Practices to Prevent COVID-19"; and

WHEREAS, on April 13, 2022, 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. 1106 to the Santa Clarita Valley Sanitation District 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. In addition, there are no cumulative impacts, unusual circumstances, nor other exceptions that would make the exemption inapplicable based on the proposal records.
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 1.38± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1106 to the Santa Clarita Valley Sanitation District of Los Angeles County".

5. Annexation No. 1106 to the Santa Clarita Valley Sanitation District of Los Angeles County is hereby approved, subject to the following terms and conditions:

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

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

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

- j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 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 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 13th day of April 2022.

MOTION:

SECOND:

AYES:

NOES:

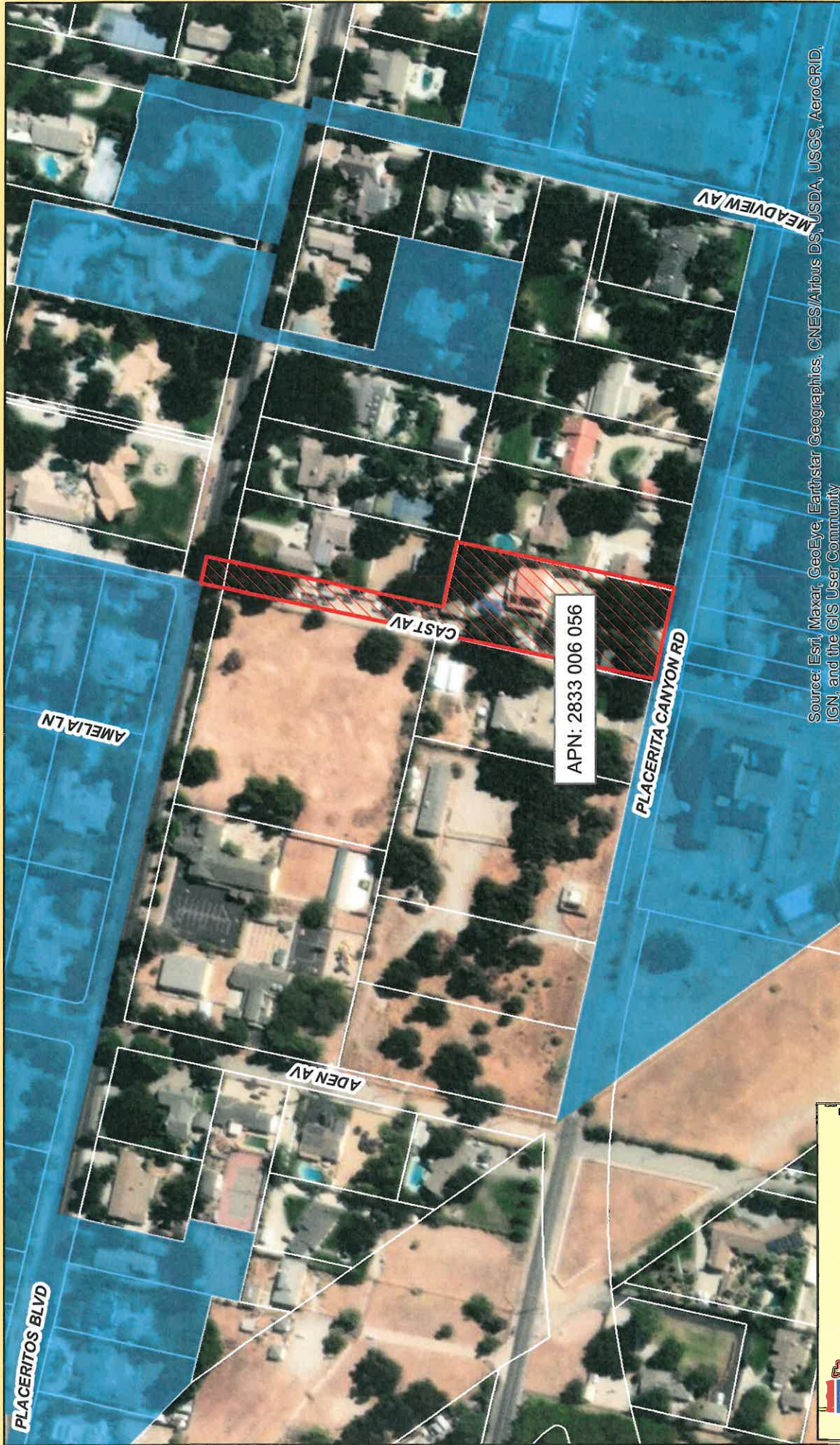
ABSTAIN:

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

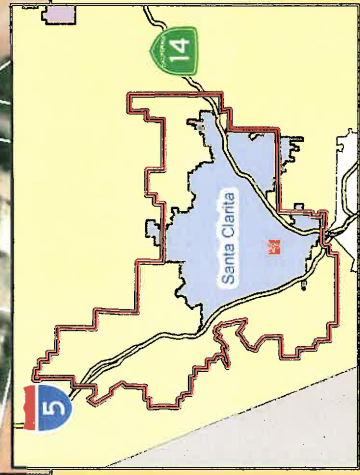
Legend

-  SCV-1106
-  Santa Clarita Valley Sanitation District of Los Angeles County
-  City of Santa Clarita
-  Sphere of Influence, CSD SCV

Annexation No. 1106 to the Santa Clarita Valley Sanitation District of Los Angeles County



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



Staff Report

April 13, 2022

Agenda Item No. 6.j.

Annexation No. 764 to the County Sanitation District No. 21 of the Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	0.994± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 21 of the Los Angeles County (District)
Resolution:	June 23, 2021
Application Filed with LAFCO:	August 5, 2021
Certificate of Filing:	March 10, 2022
Location:	The affected territory is located on the south side of Baseline Road approximately 120 feet southwest of Silver Tree Road.
City/County:	City of Claremont.
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 commercial and residential.
Landowner:	Tri-City Mental Health Authority
Registered Voters:	Three (3) registered voters as of June 10, 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. 21 of Los Angeles County.

Within SOI: The affected territory is within the County Sanitation District No. 21 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 a 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 agendaized the Proposal on the Commission "Consent Item(s)" portion of the Agenda as Agenda Item 6.j.

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. 21 of the Los Angeles County, as lead agency, on June 23, 2021.

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 March 10, 2022. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration as Wednesday, April 13, 2022.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668:

a. Affected population, territory and adjacent areas:

The existing population is nine (9) residents as of June 10, 2020. The population density is 9.05 persons per acre.

The estimated future population is nine (9) residents (no anticipated change).

The affected territory is 0.994+/- acres. The affected territory is residential. The territory consists of one (1) existing single-family home.

The assessed valuation is \$8,912 as of July 19, 2021.

The per capita assessed valuation is \$990.22.

On February 15, 2022, 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 residential to the north and east, commercial to the west and 50 feet south is the Foothill Fwy.

The affected territory is not likely to experience 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 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:

The proposal does not conflict with any Commission-adopted policies on urban development and open space conversion.

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

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, land left fallow under a crop rotation 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 Foothill Freeway, which is approximately 50 feet south from the affected territory.

h. Consistency with Plans:

The proposal is consistent with the existing City's General Plan designation of Residential 15.

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

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

i. Sphere of Influence:

The affected territory is within the Sphere of Influence of the County Sanitation District No. 21 of 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 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 Golden State 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 Residential 15.

The proposal is consistent with the existing City's zoning designation of Residential 10,000 sq ft (Claremont RS-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 on 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 City of Claremont All-Hazard Mitigation Plan (approved September 2021) 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 Claremont (approved September 2021) 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. The affected territory is within the area subject to both the City of Claremont All-Hazard Mitigation Plan and the Safety Element of the General Plan which includes 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.

The proposed action does not impact the regional growth goals and policies of the RTP or SCS.

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. In addition, there are no cumulative impacts, unusual circumstances, nor other exceptions that would make the exemption inapplicable based on the proposal records.

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

Pursuant to Government Code § 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. 21 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. 764 to the County Sanitation District No. 21 of the Los Angeles County.

RESOLUTION NO. 2022-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 764 TO THE COUNTY SANITATION DISTRICT NO. 21
OF LOS ANGELES COUNTY"

WHEREAS, the County Sanitation District No. 21 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 Claremont (City); and

WHEREAS, the proposed annexation consists of approximately 0.994± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 764 to the County Sanitation District No. 21 of Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for 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 proposed annexation ("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 April 13, 2022 at 9:00 a.m., at the Commission's virtual meeting held by teleconference and web access pursuant to the provisions of Government Code Section § 54953 relative to virtual meetings, as well as the County of Los Angeles "Best Practices to Prevent COVID-19"; and

WHEREAS, on April 13, 2022, 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. 764 to the County Sanitation District No. 21 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. In addition, there are no cumulative impacts, unusual circumstances, nor other exceptions that would make the exemption inapplicable based on the proposal records.
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 0.994± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 764 to the County Sanitation District No. 21 of Los Angeles County".

- 5. Annexation No. 764 to the County Sanitation District No. 21 of Los Angeles County is hereby approved, subject to the following terms and conditions:

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

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

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

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

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

6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 21 of Los Angeles County.
7. 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 13th day of April 2022.

MOTION:

SECOND:

AYES:

NOES:

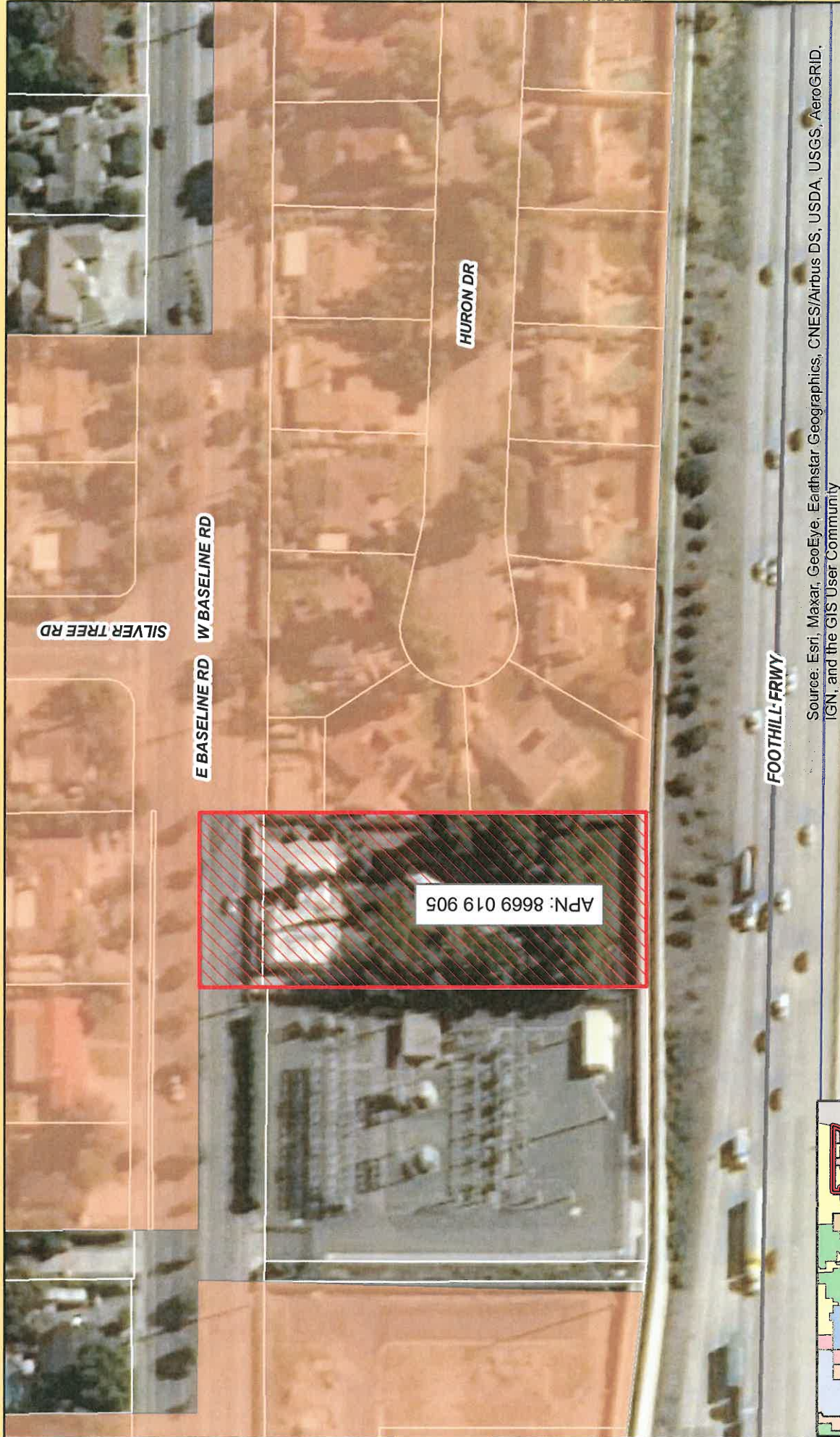
ABSTAIN:

ABSENT:

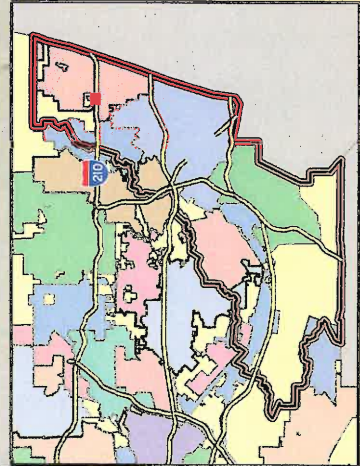
MOTION PASSES: 0/0/0

**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



LAFCO
Local Agency Formation Commission
for the County of Los Angeles

Annexation No. 764 to the County Sanitation District No. 21 of Los Angeles County

Legend

-  21-764
-  Los Angeles County Sanitation District No. 21
-  City of Claremont
-  Sphere of Influence (SOI), County Sanitation District No. 21



Staff Report

April 13, 2022

Agenda Item No. 7.a.

Recommended Final Budget for Fiscal Year 2022-23

Background: In accordance with Government Code § 56381, the Commission must adopt a proposed and final budget, annually, following noticed public hearings.

Final Budget: The proposed budget for this year (Fiscal Year 2022-23) is \$1,751,843. The final budget before you today represents a slight increase over last year's adopted budget.

Local Agency Apportionment

The local agency apportionment consists of the annual assessments levied upon the County of Los Angeles, the City of Los Angeles, the other cities in Los Angeles County, and the independent special districts in Los Angeles County. The final budget includes a 6.7% increase in the assessments. This would be the first increase in three fiscal years.

Comments from funding agencies

In accordance with state law, the Proposed Draft Budget for FY 2022-23 was transmitted to the Los Angeles County Board of Supervisors, to each city within Los Angeles County, and to each independent special district within Los Angeles County on March 15, 2022 by U.S. Mail. At that time, LAFCO notified each recipient agency that the Commission would consider approval of the Final Budget for FY 2022-23 at its April 13th, 2022 public hearing. Since preparation of this staff report, staff received one inquiry from a city representative, which was addressed to the satisfaction of the inquiring party. Should staff receive any additional inquiries after the agenda and staff report have been posted, staff will email the Commission or summarize verbally at today's meeting.

Recommended action:

1. Open the budget hearing, receive public comments, and close the budget hearing;
2. Adopt the attached Recommended Final Budget for Fiscal Year 2022-23; and
3. Direct the Executive Officer to transmit the adopted Final Budget to local agencies and other parties as required by law.

Enclosures: 1) Proposed Budget for Fiscal Year 2022-23

RECOMMENDED FINAL BUDGET FOR FISCAL YEAR 2022-23					
ACCT. #	ACCOUNT NAME	ADOPTED FINAL BUDGET 2021-22	PROPOSED DRAFT BUDGET 2022-23	RECOMMENDED DRAFT BUDGET 2022-23	% Variance FY 2021-22 Final to 2022-23 Rec Final
*Approved 3/9/21					
EXPENSES					
50000	Salaries and Employee Benefits				
50001	Employee Salaries	\$ 685,000	\$ 787,300	\$ 787,300	14.9%
50015	Employer Paid Pension Contribution	142,100	186,600	186,600	31.3%
50016	Accrued vacation and sick cashout	13,000	13,000	13,000	0.0%
50017	Commissioner Stipends	20,000	20,000	20,000	0.0%
50018	Worker's Compensation Insurance	10,500	10,500	10,500	0.0%
50019	Insurance (Health, Disability, Life)	142,132	139,000	139,000	-2.2%
50020	Payroll Taxes	13,000	17,000	17,000	30.8%
50022	OPEB - Existing Retirees	20,000	21,000	21,000	5.0%
50022.2	LACERA OPEB Administration Costs	\$ 20,000	\$ -	\$ -	-
Total Salaries & Employee Benefits		\$ 1,065,732	\$ 1,194,400	\$ 1,194,400	12.1%
50000A	Office Expense				
50025	Rent	\$ 132,571	\$ 138,182	\$ 138,182	4.2%
50026	Communications	11,000	10,000	10,000	-9.1%
50027	Supplies	7,400	8,000	8,000	8.1%
50029	Computer Software	6,200	6,200	6,200	0.0%
50030	Equipment lease	6,500	5,000	5,000	-23.1%
50031	Employee & Guest Parking Fees	8,000	8,000	8,000	0.0%
50032	Property/Liability Insurance	14,000	20,000	20,000	42.9%
50033	Agency Membership Dues	14,000	14,156	14,156	1.1%
50040	Information Technology/Programming	8,000	9,000	9,000	12.5%
50052	Legal Notices	4,000	4,000	4,000	0.0%
50054	Postage	4,000	4,000	4,000	0.0%
50056	Printing/Copy Charges	4,400	4,400	4,400	0.0%
50057	Conferences/Travel - Commissioners	10,000	10,000	10,000	0.0%
50058	Conference/Travel - Staff	10,000	10,000	10,000	0.0%
50060	Auto Reimbursement	7,000	7,000	7,000	0.0%
50061	Various Vendors	11,000	11,000	11,000	0.0%
50065	Miscellaneous - Other	7,500	7,500	7,500	0.0%
50067	Computer-Copier-Misc Equipment	2,000	2,000	2,000	0.0%
Total Office Expenses		\$ 267,571	\$ 278,438	\$ 278,438	4.1%
50000C	Professional Services				
50076	Legal services	80,000	80,000	80,000	0.0%
50077	Accounting & Bookkeeping	20,000	20,000	20,000	0.0%
50077.2	Audit/Financial Statements	7,850	8,005	8,005	2.0%
50077.1	Payroll Service	5,600	6,000	6,000	7.1%
50078	Contract Services	12,000	5,000	5,000	-58.3%
50081	Municipal Service Reviews	-	160,000	160,000	100%
Total Professional Services		\$ 125,450	\$ 279,005	\$ 279,005	122.4%
TOTAL EXPENDITURES		\$ 1,458,753	\$ 1,751,843	\$ 1,751,843	20.1%
20020	OPEB Liability - Reserves	\$ 200,000	\$ -	\$ -	-
Total Contingencies and Reserves Set Aside		\$ 200,000	\$ -	\$ -	-
Total Appropriations		\$ 1,658,753	\$ 1,751,843	\$ 1,751,843	5.6%

RECOMMENDED FINAL BUDGET FOR FISCAL YEAR 2022-23					
ACCT. #	ACCOUNT NAME	ADOPTED FINAL BUDGET 2021-22	PROPOSED DRAFT BUDGET 2022-23	RECOMMENDED DRAFT BUDGET 2022-23	% Variance FY 2021-22 Final to 2022-23 Rec Final
*Approved 3/9/21					
40000	REVENUES				
40005	Filing Fees	\$ 100,000	\$ 100,000	\$ 100,000	0.0%
40006	Processing Fees	4,000	-	-	-
40007	Interest Income	15,000	10,000	10,000	-33.3%
40008	Other Income	500	-	-	-
Total Revenues		\$ 119,500	\$ 110,000	\$ 110,000	-7.9%
NET OPERATING COSTS		\$ 1,539,253	\$ 1,641,843	\$ 1,641,843	6.7%
Local Agency Apportionment		FY 2022-23 Final Budget Estimates*			
40001	City of Los Angeles	236,812	252,595	252,595	6.7%
40002	County of Los Angeles	592,021	631,479	631,479	6.7%
40003	Other Cities (87)	355,210	378,884	378,884	6.7%
40004	Special Districts	355,210	378,884	378,884	6.7%
Total Local Agency Apportionment		\$ 1,539,253	\$ 1,641,843	\$ 1,641,843	6.7%

*Estimates based on FY 2021-22 Billing. Invoices for FY 2022-23 are generated by the County Auditor Controller's Office.

Staff Report

March 9, 2022

Agenda Item No. 7.b.

Proposed Draft Budget for Fiscal Year 2022-23

Background

Government Code Section 56381 requires the Commission to adopt a proposed budget for the upcoming fiscal year (July 1 to June 30) by May 1st and a final budget by June 15th of each year. The Commission is further required to hold a noticed public hearing for both the proposed and final budget, and to distribute copies of the proposed and final budget to the County of Los Angeles, the eighty-eight (88) cities in Los Angeles County, and the fifty-one (51) independent special districts in Los Angeles County.

Proposed Draft Budget

The Final Budget for the current fiscal year, FY 2021-22, was adopted at \$1,658,753 by the Commission on April 14, 2021. The Draft Budget for FY 2022-23 proposes a slight increase over last year's adopted budget, to \$1,751,843.

Proposed Assessments

In order for the Commission to fulfill its purpose and statutory obligations, the Proposed Draft Budget for FY 2022-23 anticipates a small increase to the LAFCO apportionment of approximately 6.7%. This would be the first increase in the assessments in three fiscal years.

The proposed budget anticipates the need for an outside consultant to assist in the completion of Round 3 multi-agency Municipal Service Reviews (MSRs), increased costs from insurance rate premiums, and additional costs in various budgetary categories associated with historical and recent rate inflation increases.

Further explanation on budget categories of interest is included below.

Expenditures

Employee Salaries (50001): The proposed salaries amount accounts for current salaries as well as contractually-required cost of living increases (anticipated at this time to be four-percent), which will take effect July 1, 2022.

Employer Paid Pension Contributions (50015): As a LACERA participatory agency, LAFCO is subject to employer paid pension contribution rate increases, which LACERA will provide LAFCO in fall of 2022. A placeholder of increased employer contribution rates of 1% (consistent with the increase in the current fiscal year) is included in the proposed budget.

Insurance (Health, Disability, Life) (50019): This account includes health, disability, and life insurance, and is subject to increases outside of the Commission's control. The

budgeted amount reflects current expenditures with a slight 3% CPI, resulting in an overall cost savings of 2.2%.

Payroll Taxes (50020): Payroll are a percentage of salaries. This budget line item was increased to reflect current salaries as well as contractually-required cost of living increases which will take effect on July1, 2022.

Other Post-Employment Benefits (OPEB)—Existing Retirees (50022): The proposed budget for FY 2022-23 reflects actual OPEB invoices for the current fiscal year.

LACERA OPEB Administrative Costs (50022.2): This budget line-item reflects the estimated administrative fee quoted by LACERA for managing existing retiree health benefits. This quote was provided to LAFCO when LAFCO and LACERA entered into a contractual agreement for pension services. Since that time, and because LAFCO has not been billed for any additional administrative costs beyond those charged as part of the LACERA employer contribution rates, the budgetary line item is proposed to be reduced to zero next year; if LAFCO is not billed next fiscal year, the line item will be removed in future budgets.

Rent (50025): In June of this year, the Commission approved a lease extension of LAFCO's current office space at 80 South Lake Avenue in Pasadena. The proposed budget includes the new monthly lease rate and estimated increases in common area maintenance fees (CAMs).

Property/Liability Insurance (50032): The Commission retained a new insurance carrier for property and liability insurance during FY 2020-21. The budgeted number was increased to reflect the first twelve-month premium for FY 2021-22, as well as a general rate increase for increased costs borne by the provider.

Information Technology/Programming (50040): Expenses in this category are primarily for the routine maintenance of office computer equipment. In addition, a nominal amount is included for services required outside of the routine monthly maintenance.

Audit/Financial Statements (50077.2): The amount included is consistent with the amount quoted for new auditing services, as approved by the Commission.

Contract Services (50078): This account is used for miscellaneous services for various contracts. An OPEB Roll-Forward Valuation is included in the proposed budget.

Municipal Service Reviews (MSRs) (50081): The proposed budget anticipates the need for an outside consultant to assist in the completion of the third round of multi-agency MSRs.

OPEB Liability

OPEB Liability – Reserves (20020): The FY 2021-22 budget allocated a transfer of \$200,000 to the Commission's trust fund, the California Public Employees Retirement

System (CalPERS)—California Employees Retiree Benefit Trust (CERBT). By the close of the 2021-22 fiscal year, approximately \$640,000 would be allocated for LAFCO's estimated \$850,234 OPEB Liability. The proposed contribution in FY 2021-22 would mean that LAFCO's pre-funded OPEB obligation is approximately 75%.

Revenues

Interest Income (40008): This account is used for interest income earned for funds held in the County of Los Angeles Treasury.

Local Agency Apportionment

LAFCO's annual apportionment—that is, the assessments upon the County of Los Angeles, the City of Los Angeles, the other eighty-seven (87) cities, and the fifty-one (51) independent special districts within the County of Los Angeles, are proposed to be increased by 6.7%, the first increase since FY 2019-20. Despite rising costs—due to inflation over the past few years, as well as other factors out of LAFCO's control, such as increased pension and medical insurance costs—staff nevertheless delayed increasing assessments over the last few years, in the interest of being sensitive to the fiscal challenges facing the County of Los Angeles, cities in the County of Los Angeles, and independent special districts of Los Angeles County. With respect to the Proposed Draft Budget, staff has expended significant effort to minimize the increase to the bare minimum that is required for FY 2022-23.

Staff notes that the County Auditor-Controller allocates LAFCO apportionments upon public agencies based upon annual revenues reported in each agency's Annual Report submitted to the State Controller's Office. For this reason, and because reported revenues change on an annual basis, an individual agency's apportionment may change slightly, even in years when the overall LAFCO appointment remains unchanged.

Conclusion: The Proposed Budget would allow the Commission to fulfill its purpose and statutory obligations in the upcoming fiscal year.

Staff Recommendation:

1. Open the budget hearing, receive public comments, and close the budget hearing;
2. Approve the attached Proposed Draft Budget for Fiscal Year 2022-23;
3. Pursuant to Government Code Section 56381, direct staff to forward the Proposed Budget for Fiscal Year 2022-23 to the County of Los Angeles, as well as the 88 cities and 51 independent special districts in Los Angeles County, for their comment; and
4. Set April 13, 2022, for hearing on adoption of the Recommended Final Budget for Fiscal Year 2022-23.

Enclosure: Proposed Draft Budget for Fiscal Year 2022-23 Spreadsheet

FISCAL YEAR 2022-23 PROPOSED DRAFT BUDGET					
ACCT. #	ACCOUNT NAME	ADOPTED FINAL BUDGET 2021-22	PROJECTED YEAR END (PYE) 2021-22	PROPOSED DRAFT BUDGET 2022-23	% Variance FY 2021-22 to 2022- 23
EXPENSES					
50000	Salaries and Employee Benefits				
50001	Employee Salaries	\$ 685,000	\$ 703,021	\$ 787,300	14.9%
50015	Employer Paid Pension Contribution	142,100	143,372	186,600	31.3%
50016	Accrued vacation and sick cashout	13,000	14,250	13,000	0.0%
50017	Commissioner Stipends	20,000	17,400	20,000	0.0%
50018	Worker's Compensation Insurance	10,500	9,000	10,500	0.0%
50019	Insurance (Health, Disability, Life)	142,132	131,407	139,000	-2.2%
50020	Payroll Taxes	13,000	13,000	17,000	30.8%
50022	OPEB - Existing Retirees	20,000	20,353	21,000	5.0%
50022.2	LACERA OPEB Administration Costs	\$ 20,000	\$ -	\$ -	-
Total Salaries & Employee Benefits		\$ 1,065,732	\$ 1,051,803	\$ 1,194,400	12.1%
50000A	Office Expense				
50025	Rent	\$ 132,571	\$ 97,479	\$ 138,182	4.2%
50026	Communications	11,000	8,328	10,000	-9.1%
50027	Supplies	7,400	8,000	8,000	8.1%
50029	Computer Software	6,200	3,000	6,200	0.0%
50030	Equipment lease	6,500	6,706	5,000	-23.1%
50031	Employee & Guest Parking Fees	8,000	6,840	8,000	0.0%
50032	Property/Liability Insurance	14,000	18,693	20,000	42.9%
50033	Agency Membership Dues	14,000	12,578	14,156	1.1%
50040	Information Technology/Programming	8,000	8,600	9,000	12.5%
50052	Legal Notices	4,000	2,000	4,000	0.0%
50054	Postage	4,000	4,000	4,000	0.0%
50056	Printing/Copy Charges	4,400	3,000	4,400	0.0%
50057	Conferences/Travel - Commissioners	10,000	5,000	10,000	0.0%
50058	Conference/Travel - Staff	10,000	10,000	10,000	0.0%
50060	Auto Reimbursement	7,000	7,000	7,000	0.0%
50061	Various Vendors	11,000	11,892	11,000	0.0%
50065	Miscellaneous - Other	7,500	6,000	7,500	0.0%
50067	Computer-Copier-Misc Equipment	2,000	2,000	2,000	0.0%
Total Office Expenses		\$ 267,571	\$ 221,117	\$ 278,438	4.1%
50000C	Professional Services				
50076	Legal services	80,000	80,000	80,000	0.0%
50077	Accounting & Bookkeeping	20,000	15,000	20,000	0.0%
50077.2	Audit/Financial Statements	7,850	7,850	8,005	2.0%
50077.1	Payroll Service	5,600	3,983	6,000	7.1%
50078	Contract Services	12,000	19,000	5,000	-58.3%
50081	Municipal Service Reviews	-	-	160,000	100%
Total Professional Services		\$ 125,450	\$ 125,833	\$ 279,005	122.4%
TOTAL EXPENDITURES		\$ 1,458,753	\$ 1,398,752	\$ 1,751,843	20.1%
20020	OPEB Liability - Reserves	\$ 200,000	\$ 200,000	\$ -	-
Total Contingencies and Reserves Set Aside		\$ 200,000	\$ 200,000	\$ -	-
Total Appropriations		\$ 1,658,753	\$ 1,598,752	\$ 1,751,843	5.6%

FISCAL YEAR 2022-23 PROPOSED DRAFT BUDGET					
ACCT. #	ACCOUNT NAME	ADOPTED FINAL BUDGET 2021-22	PROJECTED YEAR END (PYE) 2021-22	PROPOSED DRAFT BUDGET 2022-23	% Variance FY 2021-22 to 2022- 23
40000 REVENUES					
40005	Filing Fees	\$ 100,000	\$ 70,000	\$ 100,000	0.0%
40006	Processing Fees	4,000	-	-	-
40007	Interest Income	15,000	12,895	10,000	-33.3%
40008	Other Income	500	418	-	-
Total Revenues		\$ 119,500	\$ 83,313	\$ 110,000	-7.9%
NET OPERATING COSTS		\$ 1,539,253	\$ 1,515,439	\$ 1,641,843	6.7%
Local Agency Apportionment					
		FY 2022-23 Final Budget Estimates*			
40001	City of Los Angeles	236,812	236,812	252,595	6.7%
40002	County of Los Angeles	592,021	592,021	631,479	6.7%
40003	Other Cities (87)	355,210	355,210	378,884	6.7%
40004	Special Districts	355,210	355,210	378,884	6.7%
Total Local Agency Apportionment		\$ 1,539,253	\$ 1,539,253	\$ 1,641,843	6.7%

*Estimates based on FY 2021-22 Billing. Invoices for FY 2022-23 are generated by the County Auditor Controller's Office.

Staff Report

April 13, 2022

Agenda Item No. 9.a.

Resolution Authorizing Remote Teleconference Meetings of the Commission and Making Required Findings

Given on-going concerns caused by the COVID-19 pandemic, as documented in the draft resolution (attached), the ongoing state-wide declared emergency, and recommendations and requirements on a state-wide and local basis to socially distance, staff recommends that the Commission conduct today's meeting (April 13, 2022) and next month's meeting (May 11, 2022) in a virtual format. Today's resolution is consistent with the resolution adopted by the Commission at prior meetings.

Due to the requirements associated with public notice for a public hearing on today's agenda, and as was discussed at your March 9th Meeting, and after consultation, in advance, with the Commission Chair and legal counsel, staff agendaized today's meeting in a virtual format. Because of the declared state-wide emergency and the state and local requirements and recommendations for social distancing, a virtual meeting is authorized by Government Code § 54953(e).

Recommended Action:

1. Adopt the attached "RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE LEGISLATIVE BODY OF THE LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES FOR THE MEETINGS OF APRIL 13, 2022, AND MAY 11, 2022, PURSUANT TO THE RALPH M. BROWN ACT."

Attachment:

- Draft "RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE LEGISLATIVE BODY OF THE LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES FOR THE OF MEETING OF APRIL 13, 2022, AND MAY 11, 2022, PURSUANT TO THE RALPH M. BROWN ACT."

RESOLUTION NO. 2022-00
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES AUTHORIZING REMOTE TELECONFERENCE
MEETINGS OF THE LEGISLATIVE BODY OF THE LOCAL AGENCY FORMATION COMMISSION FOR
THE COUNTY OF LOS ANGELES FOR THE MEETINGS OF APRIL 13, 2022 AND MAY 11, 2022,
PURSUANT TO THE RALPH M. BROWN ACT

WHEREAS, the Local Agency Formation Commission for the County of Los Angeles (“LAFCO” or “Commission”) is committed to preserving and nurturing public access and participation in meetings of the Commission; and

WHEREAS, all meetings of the Commission are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code 54950 – 54963), so that any member of the public may attend, participate, and watch the Commission conduct its business; and

WHEREAS, the Brown Act, Government Code Section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code Section 54953(b)(3), subject to the existence of certain conditions and requirements; and

WHEREAS, a required condition of Government Code Section 54953(e) is that a state of emergency is declared by the Governor pursuant to Government Code Section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558; and

WHEREAS, it is further a required condition of Government Code Section 54953(e) that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body holds a meeting to determine by majority vote that meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, because such conditions now exist in Los Angeles County and throughout the state, a State of Emergency has been proclaimed by Governor Gavin Newsom on March 4, 2020, addressing the threats to public health and safety associated with the COVID-19 pandemic in California, and prescribing certain measures to protect the health and safety of all state residents, and said State of Emergency remains in full force and effect; and

WHEREAS, the California Department of Industrial Relations has issued regulations, at Title 8 of the California Code of Regulations Section 3205(c)(5)(D), making recommendations for physical (social) distancing in the workplace as a measure to decrease the spread of COVID-19, given that particles containing the virus can travel more than six feet, especially indoors; and

WHEREAS, the Los Angeles County Public Health Officer has issued guidance for the business community, "Best Practices to Prevent Covid-19 – Guidance for Businesses and Employers," which recommends that employers implement policies and practices that support physical distancing of at least six feet, including practices such as limiting indoor occupancy, using visual distancing cues, offering telework options to staff, offering flexible work hours, and altering physical work space to increase distance between workstations and customers; and

WHEREAS, as a consequence of the foregoing, the Commission does hereby find that it shall conduct its meetings without complying with Government Code Section 54953(b)(3), as authorized by Government Code Section 54953(e), and that the Commission shall comply with the requirements to provide the public with access to the meetings as prescribed in Government Code Section 54953(e)(2).

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Recitals set forth above are true and correct and are hereby incorporated into this Resolution by reference.
2. The Commission hereby determines that there is an active, proclaimed state of emergency throughout the State of California due to the ongoing COVID-19 pandemic and that state and local officials have imposed or recommended measures to promote social distancing as the result of the COVID-19 emergency.
3. The Commission is hereby authorized to conduct its open and public meetings by teleconference in compliance with the provisions of Government Code Section 54953(e).
4. This Resolution shall take effect immediately upon its adoption and shall be effective until the earlier of either May 13, 2022 (thirty days from today), or such time as the Commission adopts a subsequent resolution in accordance with Government Code Section 54953(e)(3) to extend the time during which the legislative body of the Commission may continue to teleconference without compliance with Government Code Section 54953(b)(3).

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5. PASSED AND ADOPTED this 13th day of April, 2022.

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**

Staff Report

April 13, 2022

Agenda Item No. 9.b.

Proposed Telecommuting Program

Background:

Since the onset of COVID-19 in March of 2020, LAFCO staff has implemented several scheduling options:

- Office Closure: Due to imminent threats to health and safety, management directed all employees to work from home (telecommute) on a full-time basis. One employee came to the office every day, or every other day, to receive/forward mail, check for deliveries, and forward documents to other staff. The closure was in effect from March of 2020 until April of 2021.
- Limited Office Re-Opening: Pursuant to Governor Newsom's Orders N-25-20 and N-29-20 to re-open public buildings, LAFCO re-opened the office with limited staffing of 1-2 employees per day on an established schedule. All other employees continued to telecommute. The limited office re-opening was in effect from April 2021 until December 2021.
- Hybrid Schedule: Management has allowed employees to telecommute, working up to fifty-percent (50%) of their assigned work hours remotely. The two schedules implemented are a "2 and 2 split schedule," in which an employee works two (2) full 10-hour days in the office and two (2) full 10-hour days remotely; and a "split schedule," in which an employee works a half day of five (5) hours in the office and a half day of five (5) hours remotely, each day Monday through Thursday. Schedules were prepared and circulated to all employees.

During this entire period, LAFCO staff has remained responsive to stakeholders—elected officials, public agency staff, landowners, developers, and the general public—and maintained the same level of productivity while employees were working a hybrid schedule.

Proposed Telecommuting Program:

Staff is requesting Commission approval to implement a permanent hybrid staffing schedule, contingent upon the following requirements:

1. Any employee who requests telecommute working would be required to sign an agreement acknowledging and accepting the following:

- A. Telecommuting is a voluntary arrangement between management and employee. It is considered a privilege, and it is not a right of employment with LAFCO;
 - B. While it is an earned privilege, LAFCO encourages eligible employees to consider a telecommuting schedule and its intrinsic benefits.
 - C. Management (the Executive Officer and Deputy Executive Officer) may authorize telecommuting on a regular or situational basis.
 - D. Requests to telecommute require the advance, written approval of both the Executive Officer and Deputy Executive Officer;
 - E. Under normal circumstances, telecommuting shall not exceed fifty-percent (50%), or twenty (20) hours, of an employee's total of forty (40) hours of work per week;
 - F. If an employee is not fulfilling his or her assigned duties and tasks, management will notify the employee that he or she is being placed on a 30 day probationary period; if the situation is not addressed, management may revoke remote working privilege, with one week's advance notice; and
 - G. The employee is required to work in the office during his or her established telecommute time if the needs of the job necessitate doing so (i.e., to accommodate a meeting/schedule request from an outside party).
- 2. Employees authorized to telecommute shall maintain regular work schedules agreed to by management and specified in signed agreements.
 - 3. Telecommuting employees shall be accessible to management and co-workers by telephone, e-mail, and text during their regular work hours.
 - 4. Telecommuting employees shall be accountable for securing information by taking reasonable measures to safeguard information.
 - 5. As determined by management, LAFCO may provide equipment necessary to accommodate authorized telecommuting. Any equipment provided to the employee shall remain the property of LAFCO.
 - 6. Management responsible for ensuring that employees working remotely remain productive in performing their assigned duties and tasks.

It is important to note that it is substantially easier to manage telecommuting employees given the small size of LAFCO's workforce. Further, the proposed telecommuting program would not be available to LAFCO's Clerk/Office Assistant, whose duties (answer phones, maintain files,

archive documents, order/stock supplies, and accept deliveries) require being at LAFCO's office; nor would it be available to LAFCO's GIS Technician, who works entirely on mapping, which requires the use of an expensive computer located at the LAFCO office (a new GIS Technician began work this week, and the full-time office schedule is a condition of his employment).

Telecommuting would enhance LAFCO's ability to recruit and retain employees, provide greater flexibility for employees, improve morale and job satisfaction, and reduce employee absenteeism. A recent article in Forbes documented two additional benefits of telecommuting, which are a reduction in absenteeism and employees using their time more productively if they work from home. In addition, the proposed schedule represents a more environmentally friendly approach, one which aids on-going public efforts to reduce fossil fuel consumption, traffic congestion, and associated greenhouse gas emissions.

Staff recommends that the Commission:

1. Authorize the Executive Officer and Deputy Executive Officer to implement a telecommuting program, consistent with the parameters described herein.

Staff Report
April 13, 2022

Agenda Item No. 10.a.
Legislative Update

Legislative Update:

Several bills of interest to the Commission are addressed herein, and the most up-to-date information is highlighted in **bold type**.

Bills on which the Commission has taken a position:

- **SB 938 (Hertzberg):** Senator Hertzberg introduced AB 938 on February 8, 2022. As drafted, the bill will consolidate various sections of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 addressing protest proceedings into one section of the Act, make conforming changes, and remove obsolete provisions. SB 938 is sponsored by the California Association of Local Agency Formation Commissions (CALAFCO). **On March 24, 2022, Senator Hertzberg amended the bill to change the protest threshold for a Commission-initiated dissolution of a special district, from the current ten-percent (10%) to twenty-five percent (25%), consistent with a dissolution proposal for which a proposal has been filed with LAFCO. The Senate Governance & Finance Committee approved SB 938 on March 31st, and the bill is now pending before the full Senate.**

Commission Position: **SUPPORT**
(Meeting of March 9, 2022)

- **AB 2449 (Rubio, Blanca):** Assemblymember Rubio introduced AB 2449 on February 17, 2022. AB 2449 is sponsored by the Three Valleys Municipal Water District (TVMWD). During the pandemic, Governor Newsom's executive orders allowed public agencies to meet virtually; public bodies continue to meet virtually pursuant to provisions of last year's AB 361, but that bill will eventually expire as pandemic restrictions ease. AB 2449 would authorize local agencies to continue to use teleconferencing, subject to requirements for notice, agenda, and the means and manners of access. **AB 2449 has been assigned to the Assembly Local Government Committee.**

Commission Position: **SUPPORT**
(Meeting of March 9, 2022)

- **AB 2957 (Committee on Local Government):** Introduced on March 2, 2022, AB 2957 is the annual Omnibus Bill sponsored by CALAFCO and carried by the Assembly Local Government Committee. As introduced, the bill contains three (3) items, and CALAFCO's Legislative Committee is working to have the bill amended to include two (2) additional items (all five of which have been reviewed and approved by the CALAFCO Legislative Committee and Board of Directors). **AB 2957 has been assigned to the Assembly Local Government Committee.**

Commission Position: **SUPPORT**
(Meeting of March 9, 2022)

Other Bills:

- **AB 1195 (Cristina Garcia):** This bill, introduced on February 18, 2021, 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 Governments, 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 would 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. AB 1195 did not clear the Senate, and it is now a two-year bill.
- **SB 852 (Dodd):** This bill, introduced on January 18, 2022, would authorize a county, city, or special district to form a “community revitalization authority” to implement provisions of the Community Redevelopment Law relative to infrastructure, affordable housing, and economic revitalization. As introduced, the bill completely bypasses LAFCOs in the formation and oversight of these new districts. CALAFCO staff is reaching out to Senator Dodd and the sponsor (Local Government Commission) for clarification. **SB 852 was amended by the author on March 9, 2022; the amendments are applicable exclusively to agencies in Sonoma County. The bill was scheduled for a March 31st hearing before the Senate Governance & Finance Committee, but the hearing was canceled at the request of the author.**

Recommended Action:

Staff recommends that the Commission:

1. Receive and file the Legislative Update.

Staff Report
April 13, 2022

Agenda Item No. 13.a.
Executive Officer's Written Update

The Executive Officer reports the following:

- **Point Dume Community Services District (PDCSD):** A PDCSD representative recently filed the district's proposal to activate latent. Staff is evaluating the proposal and intends to agendize the matter for the June or July Commission Meeting.
- **New LAFCO Commissioner:** On March 1, 2022, the Los Angeles County Board of Supervisors appointed Anthony Bell as the new Alternate Member representing the San Fernando Valley.
- **LAFCO GIS Technician:** Morris Taylor, the new GIS Tech, began work at LAFCO on Monday, April 11th.

Staff Recommendation:

1. Receive and file the Executive Officer Report.