

REPORT TO CITY COUNCIL

DATE: JULY 22, 2020

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: NATHAN HAMBURGER, CITY MANAGER

BY: RAMIRO S. ADEVA III, COMMUNITY DEVELOPMENT DIRECTOR
ALLISON COOK, ASSISTANT PLANNING DIRECTOR

SUBJECT: LAFCO MUNICIPAL SERVICE REVIEW AND SPHERE OF INFLUENCE UPDATE

The purpose of this item is to present to the City Council the Draft Municipal Service Review and Sphere of Influence Update prepared by the Los Angeles County Local Agency Formation Commission. Policy Consulting Associates, the consultant to the Local Agency Formation Commission, will be making a presentation to the City Council for discussion purposes.

Since early 2014, the City has been exploring adjacent unincorporated County of Los Angeles lands for possible annexation into the City's jurisdiction, with staff working with the City Council Annexation Committee. To date, and per direction of the City Council, staff has submitted two applications for a Sphere of Influence (SOI) amendment and annexation to the Los Angeles County Local Agency Formation Commission (LAFCO).

On November 2, 2015, staff submitted an application for properties totaling 116 acres north of U.S. Highway 101 and east of the City limits, which was related to the former Agoura Equestrian Estates Project. The parcels included Assessor Identification Numbers (AINs) 2052-009-270 and 2055-010-2700, and, at the request of LAFCO, AIN 2055-010-901 owned by the Santa Monica Mountains Conservancy/Mountains Restoration and Conservation Authority (SMMC/MRCA) and a portion of the Caltrans right-of-way. Since that time, AINs 2052-009-270 and 2055-010-2700 were purchased by the SMMC/MRCA. The application was authorized by City Council Resolution No. 15-1798.

More recently, on November 15, 2018, staff submitted an application for properties in the Liberty Canyon area totaling 84 acres (see attachment). The area includes residences south of Agoura Road and west of Liberty Canyon Road in an area the City has named "C" (including Tiffany Court, Revere Way, and a portion of Parkview Court; total 39 parcels). It includes a portion of the Liberty Canyon Road right-of-way adjacent to the Area "C." It also includes a commercial area north of Agoura Road and east of Liberty Canyon Road in an area the City has named "A" (AINs 2064-005-009, 2064-005-017, 2064-005-010, 2064-005-015, and 2064-005-011, and a portion of Agoura Road and the

Caltrans right-of-way along these parcels). The application was authorized by City Council Resolution No. 18-1885.

In mid-2019, LAFCO staff informed the City that it would be preparing a Municipal Service Review (MSR) for the Cities of Agoura Hills, Calabasas, Hidden Hills and Westlake Village. An MSR is an analysis conducted by LAFCO to document and analyze the services of a city or region, or special district. The MSR being prepared for the cities noted above assesses the current service levels, the probable need for services in the future, and the ability to provide those services. An MSR is also a precursor to updating and reviewing an agency's SOI.

An SOI is a plan for the probable physical boundaries and service area of a city, as determined by the LAFCO Commission. An area must be within a city's SOI for it to be annexed to the city. Currently, the SOI for the City of Agoura Hills is coterminous with its jurisdictional boundary, that is, there are no lands in the SOI that are not already within the City's limits.

Given that LAFCO was preparing an MSR to comprehensively look at various lands adjacent to the borders of each of the four cities, the City placed its two applications on hold, pending the completion of the MSR. The two applications are still open. Depending on the results of the MSR, the City may choose to proceed with the applications, amend the applications, or withdraw the applications. It is possible that LAFCO, by way of the MSR and SOI Update, may identify other lands the City should consider for SOI amendment, and potential annexation.

Under the direction of LAFCO, Policy Consulting Associates (PCA) established an informational website for the public to learn more about the MSR and SOI update and to provide comments (<https://sites.google.com/pcateam.com/msrsoi/home?authuser=0>). The website was established in January 2020. A milestone chart on the website indicates that the public review period for the Draft MSR runs from July 15, 2020 – August 8, 2020, with a public hearing before the LAFCO Commission and the Final MSR available in September 2020.

In March 2020, PCA met with the Annexation Ad Hoc Committee (Mayor Buckley Weber and Councilmember Northrup) and staff to obtain general comments on the MSR to be prepared. Since then, staff has responded to PCA requests for various technical items, including City processes, services, and funding methods. PCA has provided City staff with one section of the Administrative Draft of the MSR pertaining to background information about the City of Agoura Hills only. At PCA's request, staff provided minor comments on technical information and confirmed the accuracy of data in the report.

As of the preparation of this report, the Draft MSR has not been released for public review by LAFCO staff. LAFCO staff has indicated that the document will be posted on the above noted website on Friday, July 17, 2020. Since the public review period will conclude prior to the next regularly scheduled meeting of the City Council, staff recommends that any Councilmember's comments on the draft MSR be submitted directly to the City Manager.

Staff will then work with the Annexation Ad Hoc Committee to compile the comments from the City and finalize a comment letter to submit by the public review deadline.

As a courtesy, staff mailed a notice of Public Meeting for this item to all interested parties on the City's annexation mail list, and published the notice in the Acorn on July 9, 2020. The notice, along with the City Council report, was also posted on the City's website.

RECOMMENDATION

Staff respectfully requests the City Council:

- (1) Accept the presentation from the LAFCO consultant on the Draft Municipal Service Review and Sphere of Influence Update and provide comments.
- (2) Direct staff to work with the Annexation Committee to compile comments on the Draft Municipal Service Review, and finalize a comment letter from the City to submit by the public review deadline.

Attachment: Proposed Annexation Areas A&C

**Proposed Annexation Areas A & C
City of Agoura Hills**

Area A

**CITY OF
AGOURA
HILLS**

**CITY OF
CALABASAS**

Area C

