

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

Wednesday, April 11, 2012
9:00 a.m.

Room 381B
Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles 90012

A person with a disability may contact the LAFCO office at (626) 204-6500 at least 72 hours before the scheduled meeting to request receipt of an agenda in an alternative format or to request disability-related accommodations, including auxiliary aids or services, in order to participate in the public meeting. Later requests will be accommodated to the extent feasible.

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 the LAFCO office and at www.lalafco.org.

NOTICE OF CLOSED SESSION

CS-1 PUBLIC EMPLOYMENT (Government Code § 54957)
Title: Alternate Legal Counsel

- 1. CALL MEETING TO ORDER.**
- 2. PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN GLADBACH.**
- 3. PUBLIC HEARINGS**
 - a. City of Santa Clarita Municipal Service Review and Sphere of Influence Update.
 - b. City of Santa Clarita Annexation No. 2010-10 (Copperstone).
 - c. City of Santa Clarita Annexation No. 2011-20 (Vista Canyon/Fair Oaks/Jakes Way).
 - d. City of Santa Clarita Annexation No. 2011-03 (Elsmere Canyon).
 - e. Los Angeles County Sanitation District No. 14 – Annexation No. 322.
 - f. Los Angeles County Sanitation District No. 14 – Annexation No. 368.
 - g. Los Angeles County Sanitation District No. 20 – Annexation No. 83.
 - h. Fiscal Year 2012-13 Proposed Budget.

4. **PROTEST HEARINGS**

- a. Los Angeles County Sanitation District No. 22 – Annexation No. 381.
- b. Los Angeles County Sanitation District No. 22 – Annexation No. 396.

5. **CONSENT ITEMS**

All matters are approved by one motion unless held by a Commissioner or member(s) of the public for discussion or separate action.

- a. City of Santa Clarita Annexation No. 2010-08 (Soledad Commons).
- b. City of Hawthorne Annexation No. 2010-07.
- c. Los Angeles County Sanitation District No. 22 – Annexation No. 415.
- d. Approve Minutes of March 14, 2012.
- e. Operating Account and Check Register for the month of March 2012.
- f. Receive and file update on pending applications.

6. **OTHER ITEMS**

- a. Appointment of Alternate to the Public Member.
- b. Adoption of Check-Signing Policy.
- c. Consideration of Award of Consultant Contract for Preparation of a Municipal Service Review of Huntington Municipal Water District, Palmdale Water District, and Sativa Water District.

7. **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.

8. **EXECUTIVE OFFICER'S REPORT**

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

9. **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.

10. **FUTURE MEETINGS**

May 9, 2012
June 13, 2012
July 11, 2012
August 8, 2012

11. **FUTURE AGENDA ITEMS**

Items not on the posted agenda which, if requested, will be referred to staff or placed on a future agenda for discussion and action by the Commission, or matters requiring immediate action because of an emergency situation or where the need to take immediate action came to the attention of the Commission subsequent to the posting of the agenda.

12. **ADJOURNMENT MOTION**

Staff Report

April 11, 2012

Agenda Item No. 3.a.

CITY OF SANTA CLARITA MUNICIPAL SERVICE REVIEW (MSR) AND SPHERE OF INFLUENCE (SOI) UPDATE

Agenda Item 3a is consideration and approval of the City of Santa Clarita Municipal Service Review (MSR) and sphere of influence update.

Background

Since 1971, LAFCOs have been required to develop and adopt a sphere of influence for each city and special district. A sphere is defined by Government Code section 56076 as “a plan for the probable physical boundaries and service area of a local agency, as determined by the commission.”

Developing spheres is central to the Commission’s purpose. Government Code section 56425 states, “In order to carry out its purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local governmental agencies so as to advantageously provide for the present and future needs of the county and its communities, the commission shall develop and adopt a sphere of influence for each local governmental agency within the county and enact policies designed to promote the logical and orderly development of areas within the sphere.” This section also requires the Commission to update spheres of influence “every five years, as necessary.”

Pursuant to Government Code Section 56430, in order to prepare and to update spheres of influence in accordance with Section 56425, the commission is required to conduct a service review of the municipal services provided in the county or other appropriate area designated by the commission. After conducting a service review, the Commission is required to prepare a written statement of its determinations with respect to each of the following:

1. Growth and population projections for the affected area;
2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence;
3. Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence;
4. Financial ability of agencies to provide services;
5. Status of, and opportunities for shared facilities;
6. Accountability for community service needs, including governmental structure and operational efficiencies;
7. Any other matter related too effective or efficient service delivery, as required by commission policy.

In determining a sphere of influence, pursuant to Government Code Section 56425, the Commission must consider and make the following determinations:

1. The present and planned land uses in the area, including agricultural and open-space lands.
2. The present and probable need for public facilities and services in the area.
3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

City of Santa Clarita MSR and SOI Update

Staff of the City of Santa Clarita has filed seven applications with LAFCO, requesting the annexation of approximately 6,008 acres of territory. Three of the proposals—Elsmere Canyon (807 acres); Vista Canyon-Fair Oaks-Jakes Way (2,442 acres); and South Sand Canyon (692 acres); are not within the City's current SOI. Staff determined that a service review would be required to update Santa Clarita's SOI.

On October 11th, 2011 the Commission awarded a contract to GST Consulting to assist in undertaking a service review for the City of Santa Clarita,

On March 27, 2012, staff conducted a community workshop in Santa Clarita.

Public Outreach

The March 27th community meeting was noticed in advance in a local Santa Clarita newspaper (The Signal). The notice of the community meeting was posted on LAFCO's website on March 6, 2012, and at a later date on the City of Santa Clarita's website. Staff provided a copy of the notice of the community meeting to the Office of Los Angeles County Supervisor Mike Antonovich, whose staff distributed it to various community groups and activists.

The Signal published a story in its Friday, March 27th edition addressing the draft MSR and the community meeting.

GST Consulting's Draft MSR was posted on LAFCO's website on March 6, 2012. Staff brought copies of the Draft MSR to the community meeting on March 28th for distribution to the public.

Two individuals spoke at the community meeting, and two e-mails were received by staff prior to the close of the public comment period on March 28th.

In addition to general questions about LAFCO, service reviews, and SOIs, the public offered two substantive comments about the draft MSR prepared by GST Consulting:

- The first comment is in support of excluding the San Francisquito Canyon area from the City's SOI. San Francisquito Canyon is a rural, large lot, equestrian-oriented community adjacent to the City of Santa Clarita's existing northerly boundary. GST Consulting and LAFCO staff concurred that the City's northerly boundary in this area should stop at the boundary of the San Francisquito Canyon Community Standards District (CSD), which is a

land-use plan recently adopted by the Los Angeles County Board of Supervisors for this community. In this regard, the MSR presented to the Commission is consistent with the sentiments expressed by this member of the public.

- The second comment is from a resident in support of including the Tesoro del Valle area in the City's SOI. Tesoro del Valle is a master-planned community, approved by the County of Los Angeles, northerly of the City's boundary, east of the Interstate 5 Freeway, and adjacent to West Creek and Castaic. In the documents presented to the Commission today, GST Consulting and LAFCO staff are recommending that the entire Tesoro del Valle community be included in the City's SOI.

Draft MSR Recommendation (GST Consulting)

In 2011, representatives of the City of Santa Clarita submitted a proposed sphere of influence to LAFCO. Exhibit "K," which is found on Page 70 of the Draft MSR, is a map depicting the City of Santa Clarita's proposed sphere of influence.

GST Consulting was retained by LAFCO to prepare a Draft MSR for the City of Santa Clarita. Exhibit "L" on Page 74 of the Draft MSR is a map depicting the proposed sphere of influence recommended by GST Consulting.

GST's recommended SOI is different from the City's request in the following ways:

- The San Francisquito Canyon area is eliminated from the SOI. As indicated previously, this neighborhood is governed by a Community Standards District (CSD) recently adopted by the Los Angeles County Board of Supervisors.
- "Area C," a large addition on the eastside of the City's existing City and SOI boundary, is eliminated from the SOI. As noted in the draft MSR, the area is "used for various mining operation and open space preservation uses," and "neither use requires an extension of municipal services in the near term."
- "Area A," located between the southern boundary of the City and the intersection of the I-5 and Antelope Valley (SR-14) Freeways. The boundary requested by the City of Santa Clarita is based upon watershed ridge separating the Santa Clarita and San Fernando Valleys. The boundary recommended by GST Consulting extends that boundary to the "confluence of the two freeways."
- The boundary for "Area 7" was "squared off" to create a more logical boundary.

GST's recommendations are reflected in the Draft MSR that was posted to LAFCO's website on March 6th, 2012. A copy of the Draft MSR is attached to this staff report.

Staff Analysis

Staff concurs with most of the recommendations contained in the Draft MSR prepared by GST Consulting, with the following changes:

- The territory in “Area D” is eliminated from the proposed SOI. Staff feels that inclusion of Area D would be premature at this time. There is a current application on file to annex the North Copperhill area, which has yet to be considered by the Commission. “Area D” is contiguous to North Copperhill to the north and east. A decision not to include “Area D” in the City’s SOI in no way precludes the City or a land-owner from requesting annexation of the Area D in the future, should the Commission ultimately approve the North Copperhill annexation.
- With respect to “Area A,” staff recommends no change to the City’s existing SOI. At first glance of a map, it would appear that the confluence of the I-5 and Antelope Valley Freeway would be a logical SOI boundary. Upon further review, however, staff notes that the area contains a significant ridgeline which divides the watersheds between the Santa Clarita Valley and the San Fernando Valley. The territory is in private ownership and, as such, it may be developed in the future. Because the territory drains to the south (toward the San Fernando Valley), the City of Los Angeles would be the logical service provider should the property be developed. In this regard, staff feels that the ridgeline serves as a better boundary than the freeway intersection, and the SOI should therefore not be changed.

CEQA

MSRs are feasibility and planning studies for possible future actions that have not been approved, adopted, or funded. The preparation and adoption of an MSR is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines section 15262. Approval of the Sphere of Influence Update is not subject to the California Environmental Quality Act (CEQA) because, as set forth in State CEQA Guidelines section 15061, it can be seen with certainty that there is no possibility that the Sphere of Influence Update will have a significant effect on the environment. As the territory in the Sphere of Influence is considered for annexation, the City will need to comply with CEQA when it pre-zones the territory.

Staff Recommendation

The attached Resolution and map reflect the changes contained in “Staff Analysis,” above.

In consideration of information gathered and evaluated for the service review of the City of Santa Clarita the following recommendations are provided for consideration by the Commission:

- 1) Open the public hearing and receive testimony on the MSR;
- 2) There being no further testimony, close the public hearing;

- 3) Adopt the MSR report for the City of Santa Clarita and the determinations contained in the report, as required by Government Code Sections 56425 and 56430; and
- 4) Adopt the attached Resolutions Making Determinations Approving an Update to the SOI for the City of Santa Clarita.

Attachments

City of Santa Clarita Municipal Service Review & Sphere of Influence Update Final Draft MSR Report (April 2, 2012) prepared by GST Consulting.

http://lalafco.org/MSR%20SOI%20Updates/FINAL%20DRAFT%20Santa%20Clarita%20MSR_4_2_12.pdf

Clarification #1 to the Final Draft City of Santa Clarita MSR

<http://lalafco.org/MSR%20SOI%20Updates/Clarification%20Santa%20Clarita%20MSR%2004-05-12.pdf>

RESOLUTION NO. 2012-00 RMD

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS AND APPROVING AN UPDATE TO
THE SPHERE OF INFLUENCE OF THE CITY OF SANTA CLARITA**

WHEREAS, the Local Agency Formation Commission for Los Angeles County (the “Commission”), is required pursuant to Part 3, Division 3, Title 5, (commencing with Section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), to determine and update, as necessary, the Sphere of Influence of each local agency; and

WHEREAS, the Commission has undertaken the Municipal Service Review the and Sphere of Influence Update for the City of Santa Clarita, and

WHEREAS, the Executive Officer has submitted to the Commission a Municipal Service Review and Sphere of Influence Update report, including proposed determinations and recommendations; and

WHEREAS, said report recommends changes to the current Sphere of Influence of the City of Santa Clarita; and

WHEREAS, a map of the updated Sphere of Influence of the City of Santa Clarita is set forth in Exhibits "A", attached hereto and incorporated by reference herein; and

WHEREAS, on April 11th, 2012, after being duly and properly noticed, this matter came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this matter and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the approval of this Sphere of Influence Update is not subject to the California Environmental Quality Act (CEQA) because, as set forth in State CEQA Guidelines section 15061, it can be seen with certainty that there is no possibility that the Sphere of Influence Update will have a significant effect on the environment.
2. The Commission adopts the following written determinations and approves the Sphere of Influence Update for the City of Santa Clarita:

A. Present and Planned Land Uses in the Area;

Within the City of Santa Clarita, approximately 91 percent of the land is developed. Residential areas comprise approximately 65 percent of the City's 33,715 acres. Commercial and industrial uses encompass approximately 5.7 percent (1,932 acres) and 2.6 percent (877 acres) of the City's total acreage, respectively. The City's proposed SOI would add 14, 208 acres to the existing SOI (18,867 acres), for a total SOI acreage of 33,075 acres. The majority of the proposed SOI is proposed to be used for open space preservation purposes, although residential, commercial and business park uses are proposed in the Vista Fair Oaks area. The Tesoro community may include additional residential development.

B. Present and Probable Need for Public Facilities and Services in the Area;

The City of Santa Clarita's population is expected to reach 239,923 by 2035, a 32 percent increase over the City's current population. Approximately 7,000 units have received land use approval within the City of Santa Clarita and several thousand more are the subject to pending land use applications. The SOI area includes sub-areas proposed for residential, commercial, open space, and business park uses creating the need for an extension of municipal services to serve these areas.

C. Present Capacity of Public Facilities and Adequacy of Public Service that the Agency Provides or is Authorized to Provide;

The City of Santa Clarita provides an adequate level of public facilities and services to meet the current needs of its residents. The City (and the regional agencies and special districts used to provide municipal services) have adequately planned through strategic budgeting and capital improvement expenditures for the future expansion of the City. The City of Santa Clarita appears to be well-positioned to extend services to the proposed SOI area as the proposed annexations occur.

D. Existence of Any Social or Economic Communities of Interest:

The physical setting and history of the City of Santa Clarita have combined to create several distinctive communities within its boundaries, including Canyon Country, Copperhill, Newhall, Placerita Canyon, Sand Canyon, Saugus, Tesoro and Valencia. In 2001, and later in 2009, the City adopted community character and design guidelines tailored to maintain the unique identities of each of these communities. The diversity of development and character within Santa Clarita is viewed as a positive aspect of the City and a recognition of the area's history and distinct topography.

PASSED AND ADOPTED this 11th day of April 2012.

Ayes:

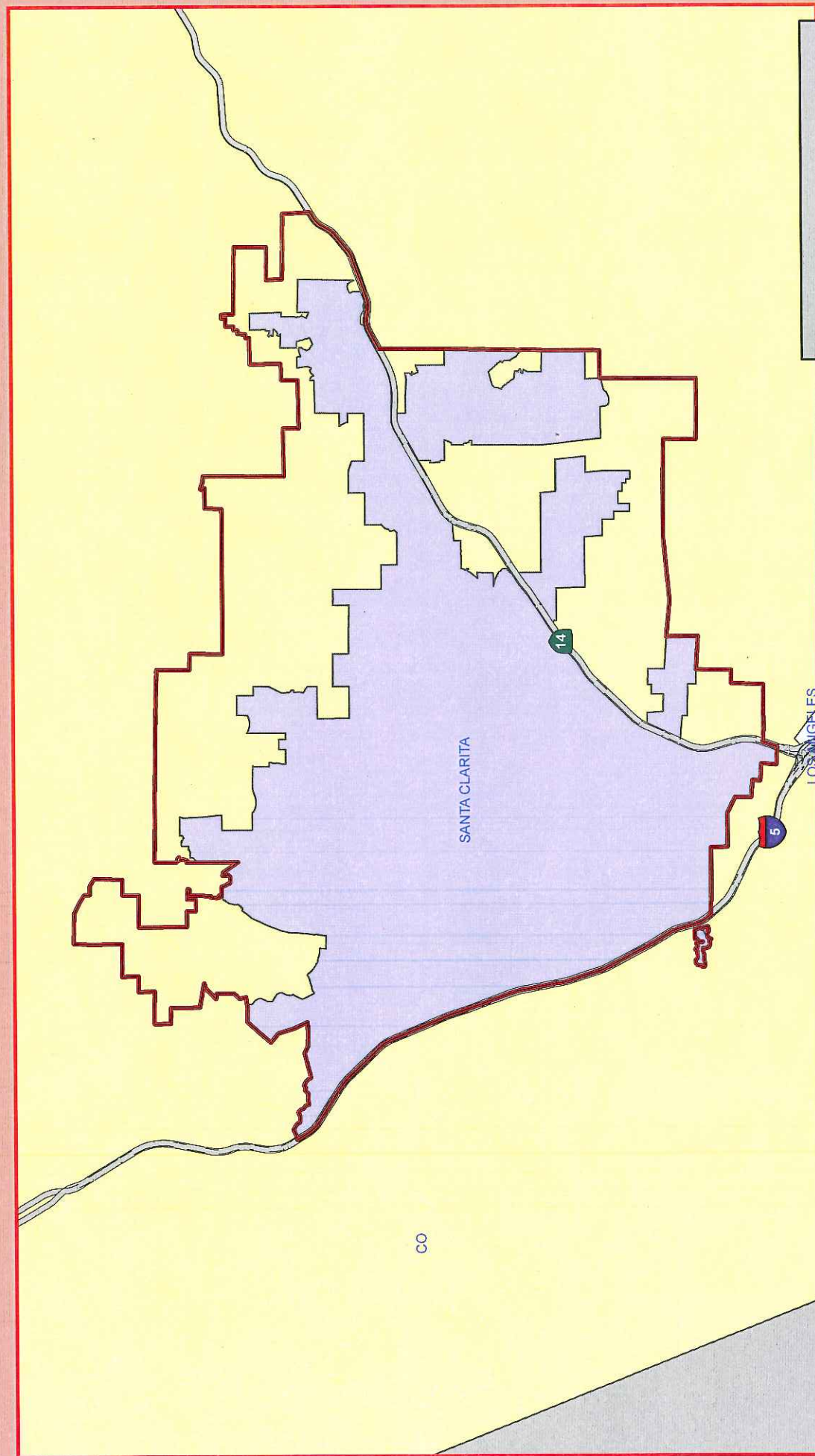
Noes:

Absent:

Abstain:

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

PAUL NOVAK, Executive Officer



LAFCO
Local Agency Formation Commission

City of Santa Clarita
Sphere of Influence 2012



- | | City of Santa Clarita | Unincorporated County Territory | City of Santa Clarita SOI 2012 |
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April 11, 2012

Staff Report

April 11, 2012

Agenda Item No. 3.b.

City of Santa Clarita Annexation No. 2010-10 (Copperstone)

Agenda Item No. 3b is a proposal requesting annexation of approximately 68.86 acres of inhabited territory to the City of Santa Clarita. The applicant of record is the City of Santa Clarita, having initiated the request through the adoption of the resolution of application, Resolution No. 10-83, on October 12, 2010.

Related Jurisdictional Changes: The related jurisdictional changes as a result of this request include: annexation of the affected territory to the City of Santa Clarita, detachment from County Road District No. 5, withdrawal from County Lighting Maintenance District 1687 and the County Public Library System, and exclusion from County Lighting District LLA-1, Unincorporated Zone.

Background: The proposed annexation area contains the developed residential community of Copperstone, which consists of 320 single-family dwelling units and 108 multiple-family dwelling units. The area is built-out.

Purpose of the Request: The City of Santa Clarita conducted an annexation survey of the Copperstone area in 2010. The City states that approximately 92 percent of the residents were in support of annexation to the city. The property owners cite that the quality of services provided by the City and the desire for local government representation are reasons for the annexation. The City supports the annexation proposal to promote sound planning and orderly growth, and to provide a logical extension of the City's physical boundaries and urban service area. Annexation would allow residents to vote in City elections and fully participate in municipal activities.

Location: The proposed annexation area is generally located northeast of Copperhill Drive, and Decoro Drive, north of the City of Santa Clarita limits.

Factors For Consideration Pursuant to Government Code Section 56668:

1. ***Population and Growth:*** The area has approximately 1,284 residents. The annexation area is fully developed, no future growth is anticipated.
2. ***Registered Voters/Landowners:*** As of March 6, 2012, the County Registrar Recorder - County Clerk certified that there were 590 registered voters residing within the subject proposal area. There are 468 landowners within the proposal area.
3. ***Topography:*** The area consists of several graded pads within the subdivision. The topography of the subject territory increases in elevation by approximately 100 feet from east to west.
4. ***Zoning, Present and Future Land Use:*** The area is a developed residential community. There is no proposed change in land use; the existing and future land use is single-family residential

and multi-family residential. The current zoning designation is Residential Planned Development (RPD-5000-8.6U) and the current land use designation is Urban-2 (U2).

The proposed City of Santa Clarita zoning designation for the area is Residential Suburban (RS) and RM (Residential Moderate); the proposed land use designation is Urban Residential 2 (UR2).

5. ***Surrounding Land Use:*** Land uses to the north include a Southern California Edison utility corridor, to the east is the San Francisquito Creek, to the south is single-family residential (Alta Vista development) and a high school, and to the west is vacant and undeveloped land.
6. ***Pre-zoning and Conformance with the General Plan:*** Pursuant to the requirements of Government Code Section 56375(a) (7), Pre-zoning Ordinance No. 11-1, was adopted by the Santa Clarita City Council on January 11, 2011. The pre-zoning designations of the affected territory are in conformance with the City of Santa Clarita General Plan.
7. ***Regional Transportation and General Plan Consistency:*** With regards to the requirements of Government Code Section 65080, staff is not aware of any inconsistencies with the *City of Santa Clarita General Plan*, the joint City/County *Final Draft Santa Clarita Valley Area Plan Update* (One Valley One Vision), and SCAG's *2008 Regional Transportation Plan*.
8. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor roll year 2010 is \$155,952,803. The per capita valuation is estimated at \$121,459. All agencies have adopted a property tax transfer resolution.
9. ***Governmental Services and Control, Availability and Adequacy:*** Government Code Section 56668(b) states that the Commission is to consider, "the need for organized community services: the present cost and adequacy of governmental services and controls in the area; probable future needs for those service and controls; probable effect of the...annexation... and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas."

Municipal Service	Current Service Provider	Proposed Service Provider
Fire and Emergency Medical	Consolidated Fire Protection Dist.	Same
Flood Control	County	County/City
Library	County	City of Santa Clarita
Parks and Recreation	County/City	Same
Planning	County	City of Santa Clarita
Police	County Sheriff	Same (City contract w/County)
Road Maintenance	County	City of Santa Clarita
Solid Waste	County	City (Contract w/private hauler)
Street Lighting and Maintenance	County	City of Santa Clarita
Water	Valencia Water Company (Private	Same
Wastewater	Santa Clarita Valley Sanitation Dist.	Same

Fire and emergency medical, water service, and wastewater providers would remain the same. Police service would also remain the same, although the City would assume obligation for contracting with the County for this service. Upon annexation the City of Santa Clarita would assume providing library, planning, road maintenance, solid waste, street lighting and maintenance, and a small percentage of flood control service. The balance of flood control service would remain the same. The City will continue to provide adequate services and maintain current service levels. Increased and enhanced service levels will be financed through city general fund revenues, fees, assessments, and other funds.

Residents of the proposed area are currently able to utilize City and County parks and recreational facilities. Upon annexation, residents would be able to gain priority registration and reduced program fees at City park facilities.

The County manages three special assessment districts within the proposed annexation area, County Road District No. 5, County Lighting and Maintenance District 1687, and County Lighting District LLA-1. As part of this annexation request, the affected territory will be detached from that special assessment district and the City of Santa Clarita will assume responsibility for funding and providing the service. The following special district assessments would be applied upon annexation: Open Space Preservation District - \$26 per single-family residence per year, Stormwater Facility Maintenance District- \$22 per single-family residence per year, Landscape Maintenance District \$58 per single-family residence per year, and Street Light Maintenance District - \$69 per single-family residence per year.

There are no alternative courses of action, other than having the territory remain unincorporated with the County of Los Angeles continuing to provide municipal services.

10. ***Effects on Agricultural and Open-Space Lands:*** The affected territory consists of an existing residential community. Pursuant to Government Code Section 56377, and the policies and priorities of the Commission with regards to the development of open-space lands, staff has determined that there will be no adverse effect to agricultural or open-space lands as a result of approval of this annexation request.
11. ***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated territory.
12. ***Effects of the Proposal on Adjacent Areas and the County:*** The proposal will have no adverse effect on adjacent areas, or mutual social and economic interests, or on the local governmental structure of the county. The alternative action would be that the proposed annexation area would remain within the jurisdiction of the County, thereby maintaining the current status.

13. ***Conformity with Policies on Planned and Orderly Growth:*** No future land use plans or growth are anticipated. Staff finds that the annexation proposal is in conformance with the County and City’s policies on planned and orderly growth.
14. ***Sphere of Influence:*** The proposed annexation territory is within the City of Santa Clarita sphere of influence.
15. ***Timely Availability of Water Supplies:*** Valencia Water Company provides service to the existing Copperstone development. There will be no change in water service or availability.
16. ***Regional Housing Needs:*** Government Code Section 56668(1) states the Commission is to consider, “the extent to which the proposal will affect a city and the county in achieving their respective share of the regional housing needs as determined by the appropriate council of governments....” The proposed annexation would not impede the City’s or County’s ability to achieve its regional housing goals, as the City of Santa Clarita and the County have agreed to a Regional Housing Needs Assessment (RHNA) allocation transfer of ten housing units from the County to the City.
17. ***Environmental Justice:*** Pursuant to Government Code Section 56668(o), “environmental justice” means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services. The Commission shall take into consideration the extent to which a proposal will promote environmental justice.

The proposed annexation would not result in any negative impact to any disadvantaged community.
18. ***Comments from Affected Agencies:*** LAFCO received comments from all the affected agencies with regards to this proposal. No –substantive issues were noted.
19. ***Correspondence:*** No correspondence was received either in support of, or in opposition to the annexation request.

CEQA: The City of Santa Clarita, as lead agency, adopted a Negative Declaration for the project on October 12, 2010.

Protest Proceedings: The protest hearing is scheduled for May 14, 2012, to be conducted by the Executive Officer, subject to a grant of delegated authority by the Commission pursuant to its Policy for the Conduct of Protest Hearings adopted in 2001 and state law

Conclusion: Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the City of Santa Clarita boundary.

Recommended Action:

- 1) Open the public hearing and receive testimony on the proposed annexation
- 2) There being no further testimony, close the public hearing.
- 3) Adopt the Resolution Making Determinations Approving City of Santa Clarita Annexation No. 2010-10 (Copperstone).
- 4) Pursuant to Government Code Section 57002, set May 14, 2012 as the date for the protest hearing, at 4 pm in the City Council chambers, located on the first floor of 23920 Valencia Boulevard, Santa Clarita California, 91355, and authorize the Executive Officer to conduct the protest hearing pursuant to the Commission's Policy for the Conduct of Protest Hearings and state law and to prepare a report to the Commission setting forth the value of the protests filed and not withdrawn and recommending to the Commission the adoption of a resolution in conformity with the outcome of the protest hearing and consistent with state law at its next regularly scheduled meeting on June 13, 2012.

RESOLUTION NO. 2012-00 RMD

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING
"CITY OF SANTA CLARITA ANNEXATION NO. 2010-10 (COPPERSTONE)"**

WHEREAS, the City of Santa Clarita (the "City") adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission"), pursuant to, Part 3, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the City , and detachment of same said territory from County Road District No. 5, withdrawal from County Lighting and Maintenance District 1687 and the County Public Library System, and exclusion from County Lighting District LLA-1, all within the County of Los Angeles ("County"); and

WHEREAS, the proposed annexation consists of approximately 68.86 acres of inhabited territory and is assigned the following distinctive short form designation: "City of Santa Clarita Annexation No. 2010-10 (Copperstone)" 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 this annexation is that the City reports that a majority of residents within the Copperstone community desire the services provided by the City and local government representation. The City supports the annexation proposal to promote sound planning and orderly growth, and to provide a logical extension of the City's physical boundaries and urban service area; and

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

WHEREAS, on April 11, 2012, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, acting in its role as a responsible agency with respect to Annexation No. 2010-10 pursuant to California Environmental Quality Act ("CEQA") Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the Negative Declaration adopted by the City as lead agency, and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
2. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits A and B, attached hereto and by this reference incorporated herein.
3. The affected territory consists of 68.86 acres, is inhabited, and is assigned the following short form designation:

“City of Santa Clarita Annexation No. 2010-10 (Copperstone)”
4. City of Santa Clarita Annexation No. 2010-10 (Copperstone) is hereby approved, subject to the following terms and conditions:

- a. Annexation of the affected territory described in Exhibits A and B to the City
- b. Detachment of the affected territory from County Road District No. 5.
- c. Withdrawal of affected territory from County Lighting and Maintenance District 1687.
- d. Withdrawal of affected territory from the County Public Library System.
- e. Exclusion of the affected territory from County Lighting District LLA-1.
- f. Payment of Registrar Recorder/County Clerk and State Board of Equalization fees.
- g. Upon the effective date of the annexation, all right, title, and interest of the County, including but not limited to, the underlying fee title or easement where owned by the County, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City.
- h. Upon the effective date of the annexation, the City shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the County: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.
- i. Upon the effective date of the annexation, the City shall do the following: (1) assume

ownership and maintenance responsibilities for all drainage devices, storm drains and culverts, storm drain catch basins, appurtenant facilities (except regional Los Angeles County Flood Control District (LACFCD) facilities for which LACFCD has a recorded fee or easement interest and which have been accepted into the LACFCD system), site drainage, and all master plan storm drain facilities that are within the annexation area and are currently owned, operated and maintained by the County ; (2) accept and adopt the County of Los Angeles Master Plan of Drainage (MPD), if any, which is in effect for the annexation area. Los Angeles County Public Works Department (LACPW) should be contacted to provide any MPD which may be in effect for the annexation area. Deviations from the MPD shall be submitted to the Chief Engineer of LACFCD/Director of LACPW for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts to LACFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACPW, for review and comment.

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

- k. The effective date of the annexation shall be the date of recordation.
 - l. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City.
 - m. The regular County assessment roll shall be utilized by the City.
 - n. The territory will not be taxed for existing bonded indebtedness of the City.
 - o. Except to the extent in conflict with a through n, 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 Section 57325) shall apply to this annexation.
5. Pursuant to Government Code Section 57002, the Commission hereby sets the protest hearing for May 14, 2012 at 4:00 p.m. in the City of Santa Clarita City Council chambers, located on the first floor of City Hall (23920 Valencia Boulevard, Santa Clarita, California, 91355) and authorizes and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
6. Further, the Commission authorizes the Executive Officer to conduct the protest hearing pursuant to the Commission's Policy for the Conduct of Protest Hearings and state law and to prepare a report to the Commission setting forth the value of the protests filed and not withdrawn and recommending to the Commission the adoption of a resolution in conformity with the outcome of the protest hearing and consistent with state law at its next regularly scheduled meeting on June 13, 2012.
7. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 11th day of April 2012.

Ayes:

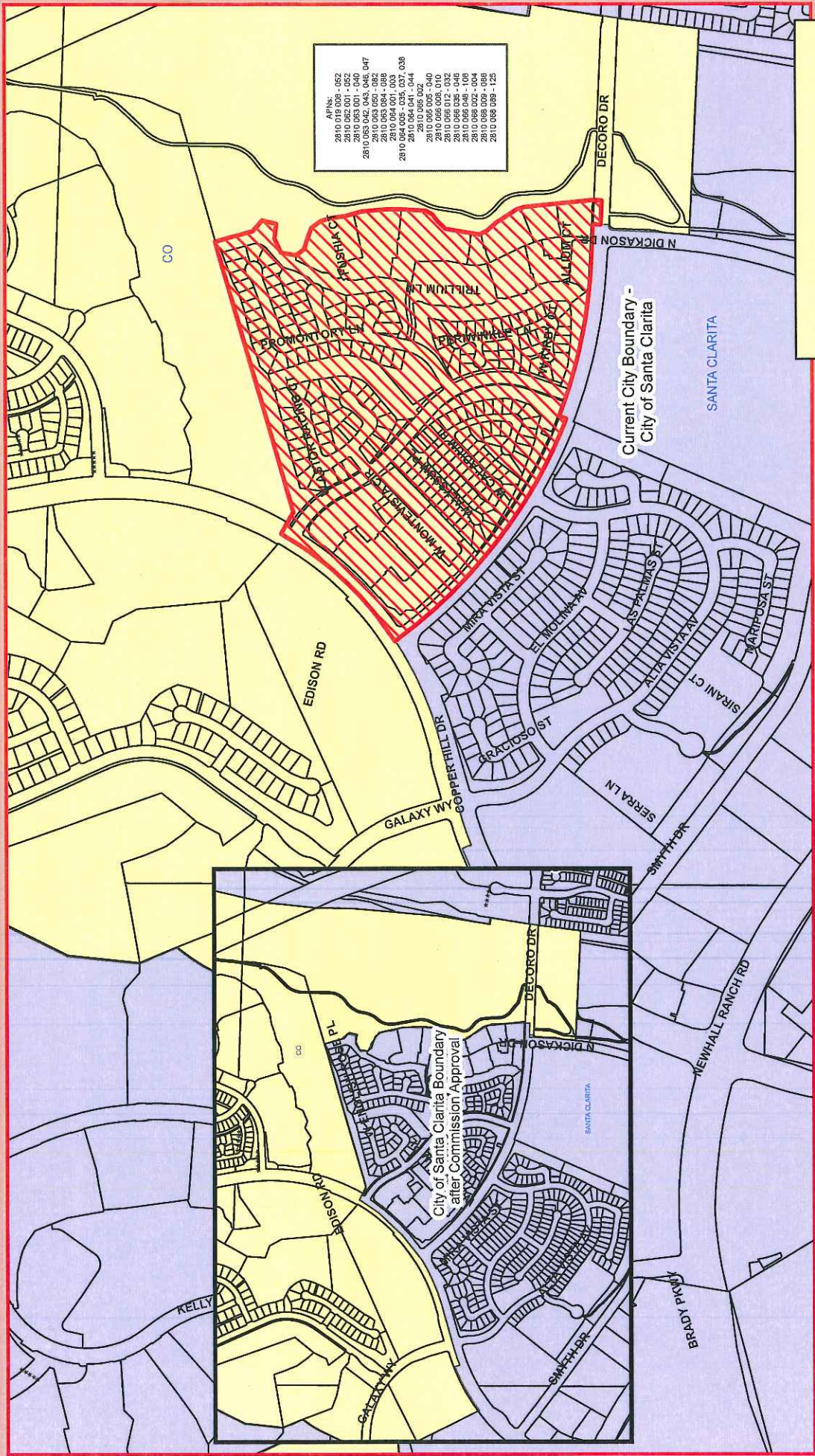
Noes:

Absent:

Abstain:

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

PAUL NOVAK, Executive Officer

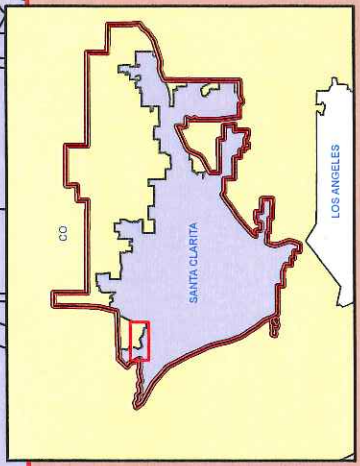


- City of Santa Clarita
- Unincorporated County Territory
- Annexation 2010-10
- City of Santa Clarita SOI

Annexation No. 2010-10 City of Santa Clarita (Copperstone)



LAFCO
Local Agency Formation Commission
For The County of Los Angeles



Staff Report

April 11, 2012

Agenda Item No. 3.c.

City of Santa Clarita Annexation No. 2011-20 (Vista Canyon/Fair Oaks Ranch/Jakes Way)

Agenda Item No. 3c is a proposal requesting annexation of approximately 2,437 acres of inhabited territory to the City of Santa Clarita. The applicant of record is the City of Santa Clarita, having initiated the request through the adoption of the resolution of application, Resolution No. 11-25, on April 26, 2011.

Related Jurisdictional Changes: The related jurisdictional changes as a result of this request include: annexation of the affected territory to the City of Santa Clarita, detachment from County Road District No. 5, withdrawal from County Lighting Maintenance District 1687 and the County Public Library System, and exclusion from County Lighting District LLA-1, Unincorporated Zone.

Background: The subject territory is partially developed and consists of the Vista Canyon development site and the communities of Fair Oaks Ranch, Jakes Way, and portions of Sand Canyon. The City of Santa Clarita approved the Vista Canyon project, which permits development of the 185 acre site with 1,100 residential units and 950,000 square feet of commercial uses. The development project also includes the requirement that the applicant assist in relocation of the Via Princessa Metrolink Station to the project site, and construction and financing of a Multimodal Transit Center (Metrolink and Bus-Transfer Station), construct a water reclamation plant, construct a bridge over the Santa Clara River to Soledad Canyon road, and public parks, trails and bank stabilization.

The City states that outside of the Vista Canyon project area, additional future development may occur but the extent is unknown. Potential development could occur in the undeveloped section of the Fair Oaks Ranch project, previously approved for 500 dwelling units yet to be constructed. There is also potential construction of approximately 150 single-family dwelling units in areas of Sand Canyon, a 436,000 square foot business park.

There are 1,766 single-family dwelling units and 3,255 multi-family dwelling units existing within the proposed annexation area.

Purpose of the Request: The City of Santa Clarita conducted an annexation survey of the area in 2010. The City states that approximately 80 percent of the residents were in support of annexation to the City. The property owners cite that the quality of services provided by the City and the desire for local government representation are reasons for the annexation. The City supports the annexation proposal to promote sound planning and orderly growth, and to provide a logical extension of the City's physical boundaries and urban service area. Annexation would allow residents to vote in City elections and fully participate in municipal activities.

Location: The proposed annexation area is generally located south of State Route 14, west of Sand Canyon Road, and north of Placerita Canyon Road.

Factors For Consideration Pursuant to Government Code Section 56668:

1. ***Population and Growth:*** The area has approximately 15,422 residents. The annexation area future growth is estimated to increase by 20,366 residents.
2. ***Registered Voters/Landowners:*** As of April 4, 2012, the County Registrar Recorder - County Clerk certified that there were 5,344 registered voters residing within the subject proposal area. There are 2,468 landowners within the proposal area.
3. ***Topography:*** The proposal area is generally surrounded by the Angeles National Forest to the north and east. A ridgeline of the Santa Susana Mountains is to the south. The area is primarily developed land and natural open space characterized by mostly flat terrain and hillsides, with elevations range from 1,400 feet to 2,000 feet. The Santa Clara River runs along a portion of the area to the north.
4. ***Zoning, Present and Future Land Use:*** The current County land use and zoning designations are as follows:

Present Land Use Designations		Present Zoning Designations	
HM	HILLSIDE MANAGEMENT	A-1-1	LIGHT AGRICULTURE
M	INDUSTRY	A-1-10000	LIGHT AGRICULTURE
N1	NON-URBAN -1 (0.5 DU/AC)	A-1-2	LIGHT AGRICULTURE
O-NF	NATIONAL FOREST	A-2-1	LIGHT AGRICULTURE
O-P	OPEN SPACE PARKS	A-2-2	LIGHT AGRICULTURE
SP	SPECIFIC PLAN	A-2-5	LIGHT AGRICULTURE
TC	TRANSPORTATION CORRIDOR	C-2	NEIGHBORHOOD BUSINESS
U3	URBAN 3 (6.7 TO 15 DU/AC)	CPD	COMMERCIAL PLANNED DEVELOPMENT
U4	URBAN 4 (15 TO 40 DU/AC)	M-1.5	RESTRICTED HEAVY MANUFACTURING
W	FLOODWAY/FLOODPLAIN	R-3-DP	LIMITED MULTIPLE RESIDENCE
		R-A-8000	RESIDENTIAL AGRICULTURE
		RFD-1-1U	SINGLE FAMILY RESIDENCE
		RFD-1-20U	SINGLE FAMILY RESIDENCE
		SP	SPECIFIC PLAN
		W	WATERSHED
		R.O.W	RIGHT OF WAY

The proposed City of Santa Clarita land use and zoning designations for the area are as follows:

Proposes Land Use Designations		Proposed Zoning Designations	
BP	BUSINESS PARK	BP	BUSINESS PARK
NU3	NON-URBAN RESIDENTIAL-3	RE	RESIDENTIAL ESTATE
NU4	NON-URBAN RESIDENTIAL-4	RM	RESIDENTIAL MODERATE
O-NF	OPEN SPACE NATIONAL FOREST	OS	OPEN SPACE
OS	OPEN SPACE		
SP	SPECIFIC PLAN		
TC	TRANSPORTATION CORRIDOR		
UR2	URBAN RESIDENTIAL-2		
UR5	URBAN RESIDENTIAL-5		

5. ***Surrounding Land Use:*** Land uses to the north include State Route 14, single-family residential, and commercial, to the south is national forest and single-family residential, to the east is single-family residential, and to the west is single-family residential, open space, and commercial.
6. ***Pre-zoning and Conformance with the General Plan:*** Pursuant to the requirements of Government Code Section 56375(a)(7), Pre-zoning Ordinance No. 11-10 for the Vista Canyon Project and Pre-zoning Ordinance No. 11-11 for Fair Oaks, Jakes Way, and the Sand Canyon communities, were adopted by the Santa Clarita City Council on July 27, 2011. The pre-zoning designations of the affected territory are in conformance with the City of Santa Clarita General Plan.
7. ***Regional Transportation and General Plan Consistency:*** With regards to the requirements of Government Code Section 65080, staff is not aware of any inconsistencies with the *City of Santa Clarita General Plan*, the joint City/County *Final Draft Santa Clarita Valley Area Plan Update* (One Valley One Vision), and SCAG's *2008 Regional Transportation Plan*.
8. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor roll year 2011 is \$1,290,288,413. The per capita valuation is estimated at \$521,329. All agencies have adopted a property tax transfer resolution.
9. ***Governmental Services and Control, Availability and Adequacy:*** Government Code Section 56668(b) states that the Commission is to consider, "the need for organized community services: the present cost and adequacy of governmental services and controls in the area; probable future needs for those service and controls; probable effect of the...annexation...and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas."

Municipal Service	Current Service Provider	Proposed Service Provider
Animal Care	County	Same (City contract w/County)
Fire and Emergency Medical	Consolidated Fire Protection Dist.	Same
Flood Control	County	County/City
Library	County	City of Santa Clarita
Parks and Recreation	County – Fair Oaks Park	City of Santa Clarita
Planning	County	City of Santa Clarita
Police	County Sheriff	Same (City contract w/County)
Road Maintenance	County	City of Santa Clarita
Solid Waste	County (Contract w/ private hauler)	City (Contract w/private hauler)
Street Lighting and Maintenance	County	City of Santa Clarita
Water	Santa Clarita Water Division	Same
Wastewater	Santa Clarita Valley Sanitation Dist.	Same

Governmental Services and facilities for the existing communities are presently adequate. The *City of Santa Clarita Municipal Service Review*, prepared by GST Consulting, has determined

that the City has the capacity and resources to provide adequate services and facilities upon completion of future development within the subject territory.

Fire and emergency medical, water service, and wastewater providers would remain the same. Upon future development, annexation to the Santa Clarita Valley Sanitation District would be required in certain areas within the proposal area not currently in the District's sphere of influence. Animal care and police service would also remain the same, although the City would assume obligation for contracting with the County for these services. Upon annexation the City of Santa Clarita would assume providing library, park service, planning, road maintenance, solid waste, street lighting and maintenance, and a small percentage of flood control service. The balance of flood control service would remain the same. The County and City have franchise agreements with different solid waste providers. The City and County will meet to develop a seamless transition of service. Santa Clarita will also assume ownership and maintenance of Fair Oaks Park pursuant to a separate agreement with the County.

The City will continue to provide adequate services and maintain current service levels. Increased and enhanced service levels will be financed through city general fund revenues, fees, assessments, and other funds.

The County manages three special assessment districts within the proposed annexation area, County Road District No. 5, County Lighting and Maintenance District 1687, and County Lighting District LLA-1. As part of this annexation request, the affected territory will be detached, withdrawn, or excluded from that special assessment district and the City of Santa Clarita will assume responsibility for funding and providing the service. The following special district assessments would be applied upon annexation: Open Space Preservation District - \$26 per single-family residence per year, Stormwater Facility Maintenance District- \$22 per single-family residence per year, Landscape Maintenance District \$59 per single-family residence per year and \$44 per multiple –family residence per year, and Street Light Maintenance District - \$69 per single-family residence per year.

There are no alternative courses of action, other than having the territory remain unincorporated with the County of Los Angeles continuing to provide municipal services.

10. ***Effects on Agricultural and Open-Space Lands:*** The affected territory consists of an existing residential community. Pursuant to Government Code Section 56377, and the policies and priorities of the Commission with regards to the development of open-space lands, staff has determined that there will be no adverse effect to agricultural or open-space lands as a result of approval of this annexation request.
11. ***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated territory.

12. ***Effects of the Proposal on Adjacent Areas and the County:*** The proposal will have no adverse effect on adjacent areas, or mutual social and economic interests, or on the local governmental structure of the County. The alternative action would be that the proposed annexation area would remain within the jurisdiction of the County, thereby maintaining the current status.
13. ***Conformity with Policies on Planned and Orderly Growth:*** Staff finds that the annexation proposal is in conformance with the County and City's policies on planned and orderly growth.
14. ***Sphere of Influence:*** The proposed annexation territory will be within the City of Santa Clarita's sphere of influence, subject to your Commission's action on agenda item 3.a. Should your Commission not approve the City of Santa Clarita Sphere of Influence Update, this annexation cannot be approved.
15. ***Timely Availability of Water Supplies:*** Santa Clarita Water Division (SCWD) provides adequate water service to the existing communities within the proposed annexation area. *The City of Santa Clarita Municipal Service Review*, prepared by Commission consultant GST Consulting, dated March 5, 2012, states that, "... an adequate water supply will be available for the City of Santa Clarita into the foreseeable future (to year 2050) if planned supply and demand management programs are developed." Adequate service and facilities will also be available for future development within the proposed annexation area.
16. ***Regional Housing Needs:*** Government Code Section 56668(l) states the Commission is to consider, "the extent to which the proposal will affect a city and the county in achieving their respective share of the regional housing needs as determined by the appropriate council of governments...." The proposed annexation would not impede the City's or County's ability to achieve its regional housing goals, as the City of Santa Clarita and the County have agreed to a Regional Housing Needs Assessment (RHNA) allocation transfer of 1,087 housing units from the County to the City.
17. ***Environmental Justice:*** Pursuant to Government Code Section 56668(o), "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services. The Commission shall take into consideration the extent to which a proposal will promote environmental justice.

There are no disadvantaged communities in close proximity to the proposed annexation area. The proposed annexation would not result in any negative impact to any disadvantaged community.
18. ***Comments from Affected Agencies:*** LAFCO received comments from all the affected agencies with regards to this proposal.
19. ***Correspondence:*** Staff received correspondence (dated September 26, 2011) from Advocates for the Environment. The letter states that the Environmental Impact Report (EIR) for the Vista

Canyon Project is being litigated on the issues of water supply and water well contamination and the adequacy of wastewater services and infrastructure with respect to the Vista Canyon development project. The comments with respect to the effect of the CEQA litigation on the LAFCO proceedings are discussed below and were responded to by Commission legal counsel on November 10, 2011.

CEQA: The City of Santa Clarita as lead agency, adopted an EIR for the project on April 26, 2011 and May 10, 2011 and a Notice of Determination was filed on May 11, 2011. With respect to the pendency of current CEQA litigation challenging the City's certified EIR, LAFCO's actions are governed by state law, in Public Resources Code Section 21167.3. As a responsible agency as defined in CEQA, LAFCO must assume that the EIR for the proposed annexation complies with the provisions of CEQA unless a court determines otherwise, and must process the application for annexation unless an injunction or stay is issued prohibiting the project from being carried out or approved pending final determination of compliance with CEQA. In that case LAFCO must still process the application but can only issue a conditional approval or conditional disapproval. To date, no injunction or stay has been issued in the litigation, and therefore, LAFCO must assume that the EIR for the proposed annexation complies with the provisions of CEQA.

Protest Proceedings: The protest hearing is scheduled for May 14, 2012 at 4:00 p.m. to be conducted by the Executive Officer, subject to a grant of delegated authority by the Commission pursuant to its Policy for the Conduct of Protest Hearings adopted in 2001 and state law.

Conclusion: Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the City of Santa Clarita boundary.

Recommended Action:

- 1) Open the public hearing and receive testimony on the proposed annexation.
- 2) There being no further testimony, close the public hearing.
- 3) Adopt the Resolution Making Determinations Approving City of Santa Clarita Annexation No. 2011-20 (Vista Canyon/Fair Oaks Ranch/Jakes Way).
- 4) Pursuant to Government Code Section 57002, set May 14, 2012 as the date for the protest hearing, at 4 pm in the City Council chambers, located on the first floor of 23920 Valencia Boulevard, Santa Clarita California, 91355, and authorize the Executive Officer to conduct the protest hearing pursuant to the Commission's Policy for the Conduct of Protest Hearings and state law and to prepare a report to the Commission setting forth the value of the protests filed and not withdrawn and recommending to the Commission the adoption of a resolution in conformity with the outcome of the protest hearing and consistent with state law at its next regularly scheduled meeting on June 13, 2012.

RESOLUTION NO. 2012-00 RMD

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING
"CITY OF SANTA CLARITA ANNEXATION NO. 2011-20
(VISTA CANYON/ FAIR OAKS RANCH /JAKES WAY)"**

WHEREAS, the City of Santa Clarita (the "City") adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission"), pursuant to, Part 3, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the City of Santa Clarita, and detachment of same said territory from County Road District No. 5, withdrawal from County Lighting and Maintenance District 1687 and the County Library System, and exclusion from County Lighting District LLA-1, all within the County of Los Angeles ("County"); and

WHEREAS, the proposed annexation consists of approximately 2,442 acres of inhabited territory and is assigned the following distinctive short form designation: "City of Santa Clarita Annexation No. 2011-20 (Vista Canyon/ Fair Oaks Ranch /Jakes Way);" 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 this annexation is that the City reports that a majority of residents within the proposed annexation area desire the services provided by the City and local government representation. The City supports the annexation proposal to promote sound planning and orderly growth, and to provide a logical extension of the City's physical boundaries and urban service area; and

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

WHEREAS, on April 11, 2012, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, acting in its role as a responsible agency with respect to Annexation No. 2011-20 pursuant to California Environmental Quality Act ("CEQA") Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the Environmental Impact Report, Mitigation and Monitoring Program Findings, and Statement of Overriding Considerations adopted by the City as lead agency, and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings and Statement of Overriding Considerations previously adopted by the lead agency in connection with its approval of the project. The Commission's procedures with respect to the application in light of a third party challenge of the City's EIR are governed by Public Resources Code Section 21167.3, and the application shall be processed consistent with that state law.
2. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits A and B, attached hereto and by this reference incorporated herein.
3. The affected territory consists of 2,442 acres, is inhabited, and is assigned the following short form designation:

“City of Santa Clarita Annexation No. 2011-20 (Vista Canyon/ Fair Oaks Ranch/Jakes Way)”

4. City of Santa Clarita Annexation No. 2011-20 is hereby approved, subject to the following terms and conditions:

- a. Annexation of the affected territory described in Exhibits A and B to the City.
- b. Detachment of the affected territory from County Road District No. 5.
- c. Withdrawal of affected territory from County Lighting and Maintenance District 1687.
- d. Withdrawal of affected territory from the County Public Library System.
- e. Exclusion of the affected territory from County Lighting District LLA-1.
- f. Payment of Registrar Recorder/County Clerk and State Board of Equalization fees.
- g. Upon the effective date of the annexation, all right, title, and interest of the County, including but not limited to, the underlying fee title or easement where owned by the County, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City .
- h. Upon the effective date of the annexation, the City shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the County: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains

And storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.

- i. Upon the effective date of the annexation, the City shall do the following: (1) assume ownership and maintenance responsibilities for all drainage devices, storm drains and culverts, storm drain catch basins, appurtenant facilities (except regional Los Angeles County Flood Control District (LACFCD) facilities for which LACFCD has a recorded fee or easement interest and which have been accepted into the LACFCD system), site drainage, and all master plan storm drain facilities that are within the annexation area and are currently owned, operated and maintained by the County; (2) accept and adopt the County of Los Angeles Master Plan of Drainage (MPD), if any, which is in effect for the annexation area. Los Angeles County Public Works Department (LACPW) should be contacted to provide any MPD which may be in effect for the annexation area. Deviations from the MPD shall be submitted to the Chief Engineer of LACFCD/Director of LACPW for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts to LACFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACPW, for review and comment.
- j. The City agrees to defend, hold harmless and indemnify LAFCD and/or its agents, officers and employees from any claim, action or proceeding against LAFCD 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.

- k. The effective date of the annexation shall be the date of recordation.
 - l. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City.
 - m. The regular County assessment roll shall be utilized by the City.
 - n. The territory will not be taxed for existing bonded indebtedness of the City.
 - o. Except to the extent in conflict with a through n, 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 Section 57325) shall apply to this annexation.
5. Pursuant to Government Code Section 57002, the Commission hereby sets the protest hearing for May 14, 2012 at 4:00 p.m. in the City of Santa Clarita City Council chambers, located on the first floor of City Hall (23920 Valencia Boulevard, Santa Clarita, California, 91355) and authorizes and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
6. Further, the Commission authorizes the Executive Officer to conduct the protest hearing pursuant to the Commission's Policy for the Conduct of Protest Hearings and state law and to prepare a report to the Commission setting forth the value of the protests filed and not withdrawn and recommending to the Commission the adoption of a resolution in conformity with the outcome of the protest hearing and consistent with state law at its next regularly scheduled meeting on June 13, 2012.

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

PASSED AND ADOPTED this 11th day of April 2012.

Ayes:

Noes:

Absent:

Abstain:

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

PAUL NOVAK, Executive Officer

Staff Report

April 11, 2012

Agenda Item No. 3.d.

City of Santa Clarita Annexation No. 2011-03 (Elsmere Canyon)

Agenda Item No. 3d is a proposal requesting annexation of approximately 806.52 acres of uninhabited territory to the City of Santa Clarita. The applicant of record is the City of Santa Clarita, having initiated the request through the adoption of the resolution of application, Resolution No. 11-18, on April 12, 2011.

Related Jurisdictional Changes: The related jurisdictional changes as a result of this request include: annexation of the affected territory to the City of Santa Clarita, detachment from County Road District No. 5, and withdrawal from the County Public Library System.

Background: The majority of parcels within the proposed annexation are owned by the City of Santa Clarita and the Mountains Recreation and Conservation Authority (MRCA). The City purchased land in the Elsmere Canyon area in an effort to preserve open space. The majority of the affected territory is best described as vacant land, with one existing single-family dwelling unit in the proposal area. The City states that the residential structure would remain. A City of Los Angeles Department of Water and Power right-of-way easement, containing electrical transmission lines runs north and south of the proposal area. The proposal area also includes a Caltrans right-of-way easement and an LA City aqueduct.

Purpose of the Request: The City of Santa Clarita states that the reason for the annexation request is to permanently preserve open space. The proposed annexation would also support the intent of the MRCA to preserve open space in the San Gabriel Mountains.

Location: The proposed annexation area is generally located east of State Route 14, south of Whitney Canyon, west of the Angeles National Forest, and north of the City of Los Angeles boundary limits.

Factors For Consideration Pursuant to Government Code Section 56668:

1. ***Population and Growth:*** The current population is estimated at 3 residents.
2. ***Registered Voters/Landowners:*** As of July 15, 2011, the County Registrar Recorder - County Clerk certified that there were no registered voters residing within the subject proposal area. There are eight landowners in the proposal area.
3. ***Topography:*** The topography of the proposal area is characterized as rugged with steep hillsides and canyons. Elsmere Canyon Creek runs northwesterly through the site. There are numerous oak woodlands and natural strands of chaparral.

4. ***Zoning, Present and Future Land Use:*** The area is primarily undeveloped land and open space. Current land use designations within the affected territory are HM (Hillside Management) and TC (Transportation Corridor). The current zoning for the proposal area is A-2-1 (Heavy agricultural, One Acre Minimum Lot Size).

The proposed City of Santa Clarita land use designations are Residential Estate (RE, 5 dwelling units per acre) for the area in proximity to the residential dwelling and Open Space (OS). The proposed zoning designations are OS (Open Space) and NU1/RR1 (Non-Urban, 1 dwelling unit/20 acres).

5. ***Surrounding Land Use:*** Land uses to the north include Whitney Canyon, open space, and vacant land (within the City of Santa Clarita); to the east is Angeles National Forest, open space, and vacant land; to the south is vacant land; and to the west is undeveloped industrial land.
6. ***Pre-zoning and Conformance with the General Plan:*** Pursuant to the requirements of Government Code Section 56375(a) (7), Pre-zoning Ordinance No. 11-9, was adopted by the Santa Clarita City Council on April 26, 2011. The pre-zoning designations of the affected territory are in conformance with the City of Santa Clarita General Plan.
7. ***Regional Transportation and General Plan Consistency:*** With regards to the requirements of Government Code Section 65080, staff is not aware of any inconsistencies with the *City of Santa Clarita General Plan*, the joint City/County *Final Draft Santa Clarita Valley Area Plan Update* (One Valley One Vision), and SCAG's *2008 Regional Transportation Plan*.
8. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor roll year 2010 is \$7,787,774. All agencies have adopted a property tax transfer resolution.

9. ***Governmental Services and Control, Availability and Adequacy:*** Government Code Section 56668(b) states that the Commission is to consider, “the need for organized community services: the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the...annexation... and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.”

Municipal Service	Current Service Provider	Proposed Service Provider
Fire and Emergency Medical	Consolidated Fire Protection Dist.	Same
Flood Control	County	Same
Library	County	City of Santa Clarita
Parks and Recreation	County	City of Santa Clarita
Planning	County	City of Santa Clarita
Police	County Sheriff	Same (City contract w/County)
Road Maintenance	County	City of Santa Clarita
Solid Waste	County	City (Contract w/private hauler)
Street Lighting and Maintenance	County	City of Santa Clarita
Water	Newhall County Water District	Same
Wastewater	None	None

The proposal does not require new public services or facilities.

Fire and emergency medical, flood control, police, and water service providers would remain the same. Upon annexation the City of Santa Clarita would assume providing library, parks and recreation, planning, road maintenance, solid waste, and street lighting and maintenance will be provided by the City. Wastewater service is not provided in the area. The City will continue to provide adequate services and maintain current service levels. Services will be financed through city general fund revenues, mitigation fees, and other funds.

The County manages one special assessment district within the proposed annexation area, County Road District No. 5. As part of this annexation request, the affected territory will be detached or withdrawn from that special assessment district and the City of Santa Clarita will assume responsibility for funding and providing the service. The following special district assessments would be applied upon annexation: Open Space Preservation District - \$28 per year per single family residence, Stormwater Facility Maintenance District- \$22 per year per single family residence, Landscape Maintenance District \$58 per year per single family residence, and Street Light Maintenance District - \$58 per year per single family residence.

There are no alternative courses of action, other than having the territory remain unincorporated with the County of Los Angeles continuing to provide municipal services.

10. ***Effects on Agricultural and Open-Space Lands:*** The majority of the affected territory consists of open space land, which the City of Santa Clarita seeks to permanently preserve. Pursuant to Government Code Section 56377, and the policies and priorities of the Commission with regards to the development of open-space lands, staff has determined that there will be no adverse effect to agricultural or open-space lands as a result of approval of this annexation request.
11. ***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated territory.
12. ***Effects of the Proposal on Adjacent Areas and the County:*** The proposal will have no adverse effect on adjacent areas, or mutual social and economic interests, or on the local governmental structure of the county. The alternative action would be that the proposed annexation area would remain within the jurisdiction of the county, thereby maintaining the current status.
13. ***Conformity with Policies on Planned and Orderly Growth:*** No future land use plans or growth are anticipated. Staff finds that the annexation proposal is in conformance with the County and City's policies on planned and orderly growth.
14. ***Sphere of Influence:*** The proposed annexation territory will be within the City of Santa Clarita's sphere of influence, subject to your Commission's action on agenda item 3.a. Should your Commission not approve the City of Santa Clarita Sphere of Influence Update, this annexation cannot be approved.
15. ***Timely Availability of Water Supplies:*** As stated in Section 9, there is no change in water service.
16. ***Regional Housing Needs:*** Government Code Section 56668(l) states the Commission is to consider, "the extent to which the proposal will affect a city and the county in achieving their respective share of the regional housing needs as determined by the appropriate council of governments...." The proposed annexation would not impede the City's or County's ability to achieve its regional housing goals, as the City of Santa Clarita and the County have agreed that this proposed annexation does not require the transfer of a Regional Housing Needs Assessment (RHNA) allocation to the City.
17. ***Environmental Justice:*** Pursuant to Government Code Section 56668(o), "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services. The Commission shall take into consideration the extent to which a proposal will promote environmental justice.

The proposed annexation would not result in any negative impact to any disadvantaged community.

18. ***Comments from Affected Agencies:*** LAFCO received comments from all the affected agencies with regards to this proposal. No substantive issues were noted.
19. ***Correspondence:*** No correspondence was received either in support of or in opposition to the annexation request.

CEQA: The City of Santa Clarita, as lead agency, adopted a Negative Declaration for the project (Resolution P11-07) on March 1, 2011.

Protest Proceedings: The protest hearing is scheduled for May 14, , 2012 in the City to be conducted by the Executive Officer, subject to a grant of delegated authority by the Commission pursuant to its Policy for the Conduct of Protest Hearings adopted in 2001 and state law.

Conclusion: Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the City of Santa Clarita boundary.

Recommended Action:

- 1) Open the public hearing and receive testimony on the proposed.
- 2) There being no further testimony, close the public hearing.
- 3) Adopt the Resolution Making Determinations Approving the City of Santa Clarita Annexation No. 2011-03 (Elsmere Canyon).
- 4) Pursuant to Government Code Section 57002, set May 14, 2012 as the date for the protest hearing, at 4 pm in the City Council chambers, located on the first floor of 23920 Valencia Boulevard, Santa Clarita California, 91355, and authorize the Executive Officer to conduct the protest hearing pursuant to the Commission's Policy for the Conduct of Protest Hearings and state law and to prepare a report to the Commission setting forth the value of the protests filed and not withdrawn and recommending to the Commission the adoption of a resolution in conformity with the outcome of the protest hearing and consistent with state law at its next regularly scheduled meeting on June 13, 2012.

RESOLUTION NO. 2012-00 RMD

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING
"CITY OF SANTA CLARITA ANNEXATION NO. 2011-03 (ELSMERE CANYON)"**

WHEREAS, the City of Santa Clarita (the "City") adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission"), pursuant to, Part 3, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the City of Santa Clarita, and detachment of same said territory from County Road District No. 5, and withdrawal from the County Library System all within the County of Los Angeles ("County"); and

WHEREAS, the proposed annexation consists of approximately 806.52 acres of uninhabited territory and is assigned the following distinctive short form designation: "City of Santa Clarita Annexation No. 2011-03 ("Elsmere Canyon");" 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 this annexation is to permanently maintain the area as open space; and

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

WHEREAS, on April 11, 2012, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, acting in its role as a responsible agency with respect to Annexation No. 2011-03 pursuant to California Environmental Quality Act ("CEQA") Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the Negative Declaration adopted by the City as lead agency, and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
2. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits A and B, attached hereto and by this reference incorporated herein.
3. The affected territory consists of 806.32 acres, is uninhabited, and is assigned the following short form designation:

“City of Santa Clarita Annexation No. 2011-03 (Elsmere Canyon)”
4. City of Santa Clarita Annexation No. 2011-03 is hereby approved, subject to the following terms and conditions:
 - a. Annexation of the affected territory described in Exhibits A and B to the City.
 - b. Detachment of the affected territory from County Road District No. 5.
 - c. Withdrawal of affected territory from the County Public Library System.
 - d. Payment of Registrar Recorder/County Clerk and State Board of Equalization fees.
 - e. Upon the effective date of the annexation, all right, title, and interest of the County, including but not limited to, the underlying fee title or easement where owned by the

County, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City .

- f. Upon the effective date of the annexation, the City shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the County: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.
- g. Upon the effective date of the annexation, the City shall do the following: (1) assume ownership and maintenance responsibilities for all drainage devices, storm drains and culverts, storm drain catch basins, appurtenant facilities (except regional Los Angeles County Flood Control District (LACFCD) facilities for which LACFCD has a recorded fee or easement interest and which have been accepted into the LACFCD system), site drainage, and all master plan storm drain facilities that are within the annexation area and are currently owned, operated and maintained by the County of Los Angeles; (2) accept and adopt the County of Los Angeles Master Plan of Drainage (MPD), if any, which is in effect for the annexation area. Los Angeles County Public Works Department (LACPW) should be contacted to provide any

MPD which may be in effect for the annexation area. Deviations from the MPD shall be submitted to the Chief Engineer of LACFCD/Director of LACPW for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts to LACFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACPW, for review and comment.

- h. The City agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- i. The effective date of the annexation shall be the date of recordation.
- j. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City.
- k. The regular County assessment roll shall be utilized by the City.
- l. The territory will not be taxed for existing bonded indebtedness of the City
- m. Except to the extent in conflict with a through l, 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 Section 57325) shall apply to this annexation.

5. Pursuant to Government Code Section 57002, the Commission hereby sets the protest hearing for May 14, 2012 at 4:00 p.m. in the City of Santa Clarita City Council chambers, located on the first floor of City Hall (23920 Valencia Boulevard, Santa Clarita, California, 91355) and authorizes and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
6. Further, the Commission authorizes the Executive Officer to conduct the protest hearing pursuant to the Commission's Policy for the Conduct of Protest Hearings and state law and to prepare a report to the Commission setting forth the value of the protests filed and not withdrawn and recommending to the Commission the adoption of a resolution in conformity with the outcome of the protest hearing and consistent with state law at its next regularly scheduled meeting on June 13, 2012.
7. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED this 11th day of April 2012.

Ayes:

Noes:

Absent:

Abstain:

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

PAUL NOVAK, Executive Officer

Staff Report

April 11, 2012

Agenda Item No. 3.e.

Annexation No. 322 to County Sanitation District No. 14

The following item is a proposal requesting annexation of approximately 101.046± acres of inhabited territory to Los Angeles County Sanitation District No. 14. The District, as the applicant of record, adopted a resolution initiating proceedings on May 23, 2007.

Related Jurisdictional Changes: There are no related jurisdictional changes.

Purpose/Background: The owners of real property within the territory have requested, in writing, that the District provide off-site sewage disposal service.

Proposal Area: The annexation consists of 91 existing single-family homes and 130 proposed single-family homes located within a residential area.

Location: The affected territory has two parcels. Parcel 1 is located at the southwest corner of Avenue M and 70th Street West. Parcel 2 is located on 70th Street West approximately ¼ mile south of Avenue M, all within the City of Palmdale ("City").

Factors of Consideration Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 333. The estimated future population is 809 residents after development per the applicant.
2. ***Registered Voters/Landowners:*** There are numerous owners of record. As of April 6, 2010 there were 169 registered voters.
3. ***Topography:*** The topography has a slight slope.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [R-1-13000]; Single-Family Residential. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The land use in the surrounding territory is vacant residential and residential.
6. ***Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
7. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2012 is \$38,974,364. The affected agencies have adopted a negotiated tax exchange resolution.

8. ***Governmental Services and Control, Availability and Adequacy:*** A portion of the subject territory is already being serviced by the District. The entire area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan. The wastewater generated by the annexation will be treated at the LWRP. The District has adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.
9. ***Effects on Agricultural and Open-Space Lands:*** The annexation will not have an effect on agricultural or open space lands.
10. ***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership.
11. ***Effects of the Proposal on Adjacent Areas and the County:*** No effects on adjacent areas and the County.
12. ***Sphere of Influence:*** The affected territory is within the sphere of influence of District No. 14.
13. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
14. ***Regional Housing Needs:*** This proposal has no adverse effect on the Regional Housing Needs Allocation for the County or the City since it is a special district proposal.
15. ***Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
17. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

CEQA: The Mitigated Negative Declaration adopted by the City of Palmdale is adequate for consideration of this proposal.

Conclusion: Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the Los Angeles County Sanitation District No. 14 boundary.

Recommended Action:

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Adopt the Resolution Making Determinations Approving Annexation No. 322 to County Sanitation District No. 14.
4. Pursuant to Government Code Section 57002, set June 13, 2012 at 9:00 a.m., as the date for Commission protest proceedings.

**RESOLUTION NO. 2012-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 322 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 14"**

WHEREAS, the County Sanitation District No. 14 adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located within the City of Palmdale; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 91 existing single-family homes and 130 proposed single-family homes; 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 territory consists of 101.046± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 322 to County Sanitation District No. 14"; and

WHEREAS, the Executive Officer has reviewed the proposal and submitted to the Commission a report, including his recommendation thereon; and

WHEREAS, on April 11, 2012, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with the respect to Annexation No. 322, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Mitigated Negative Declaration adopted by the City of Palmdale for approval of Tentative Tract Map No. 060209 and 54301 for the 130 proposed single-family homes, and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings and Mitigation Monitoring Report previously adopted by the lead agency in connection with its approval of the project.
2. Annexation No. 322 to the County Sanitation District No. 14 is hereby approved subject to the following terms and conditions:
 - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
 - b. The regular County assessment roll is utilized by the District.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.

- d. Except to the extent in conflict with a through c, 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 Section 57325) shall apply to this annexation.
3. The Commission hereby sets the protest hearing for June 13, 2012 at 9:00 a.m. and authorizes and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
4. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED 11th day of April 2012.

Ayes:

Noes:

Absent:

Abstain:

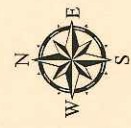
**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**

PAUL A. NOVAK, AICP Executive Officer

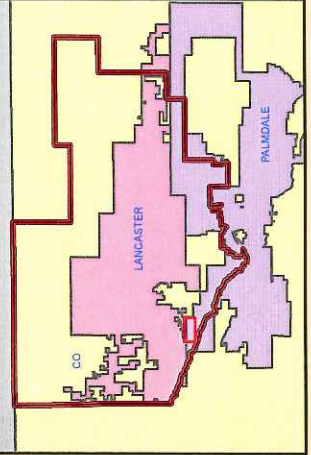


Annexation No. 322 County Sanitation District No. 14

- Los Angeles County
Sanitation District No. 14
- City of Palmdale
- CSD Annexation 14-322
- Sphere of Influence, CSD 14



LAFCO
Local Agency Formation Commission
For The County of Los Angeles



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April 11, 2011

Staff Report

April 11, 2012

Agenda Item No. 3.f.

Annexation No. 368 to County Sanitation District No. 14

The following item is a proposal requesting annexation of approximately 5.410± acres of uninhabited territory to Los Angeles County Sanitation District No. 14. The District, as the applicant of record, adopted a resolution initiating proceedings on January 28, 2009.

Related Jurisdictional Changes: There are no related jurisdictional changes.

Purpose/Background: The owners of real property within the territory have requested, in writing, that the District provide off-site sewage disposal service.

Proposal Area: The annexation consists of 4 existing single-family homes within a residential area.

Location: The affected territory has three parcels. Parcel 1 is located on Avenue M-8 approximately 600 feet east of 55th Street West; Parcel 2 and 3 are located on Avenue M-8 approximately 1,350 feet east of 55th Street West, all within the City of Palmdale ("City").

Factors of Consideration Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 12.
2. ***Registered Voters/Landowners:*** There are numerous owners of record. As of December 22, 2009, there were 10 registered voters.
3. ***Topography:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [A-1-10000]; Light Agricultural Zone. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The land use in the surrounding territory is residential.
6. ***Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
7. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2012 is \$841,265. The affected agencies have adopted a negotiated tax exchange resolution.

8. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is already being serviced by the District. The area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan. The wastewater generated by the annexation is being treated at the LWRP. The District has adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.
9. ***Effects on Agricultural and Open-Space Lands:*** The annexation will not have an effect on agricultural or open space lands.
10. ***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership.
11. ***Effects of the Proposal on Adjacent Areas and the County:*** No effects on adjacent areas and the County.
12. ***Sphere of Influence:*** The affected territory is within the sphere of influence of District No. 14.
13. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
14. ***Regional Housing Needs:*** This proposal has no adverse effect on the Regional Housing Needs Allocation for the County or the City since it is a special district proposal.
15. ***Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
17. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

CEQA: The proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation containing an existing structure developed to the density allowed by the current zoning.

Conclusion: Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the Los Angeles County Sanitation District No. 14 boundary.

Recommended Action:

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Adopt the Resolution Making Determinations Approving Annexation No. 368 to County Sanitation District No. 14.
4. Pursuant to Government Code Section 57002, set June 13, 2012 at 9:00 a.m., as the date for Commission protest proceedings.

**RESOLUTION NO. 2012-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 368 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 14"**

WHEREAS, the County Sanitation District No. 14 adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located within the City of Palmdale; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 4 existing single-family homes; 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 territory consists of 5.410± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 368 to County Sanitation District No. 14"; and

WHEREAS, the Executive Officer has reviewed the proposal and submitted to the Commission a report, including his recommendation thereon; and

WHEREAS, on April 11, 2012, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
2. Annexation No. 368 to the County Sanitation District No. 14 is hereby approved subject to the following terms and conditions:
 - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
 - b. The regular County assessment roll is utilized by the District.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
 - d. Except to the extent in conflict with a through c, 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 Section 57325) shall apply to this annexation.

3. The Commission hereby sets the protest hearing for June 13, 2012 at 9:00 a.m. and authorizes and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
4. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED 11th day of April 2012.

Ayes:

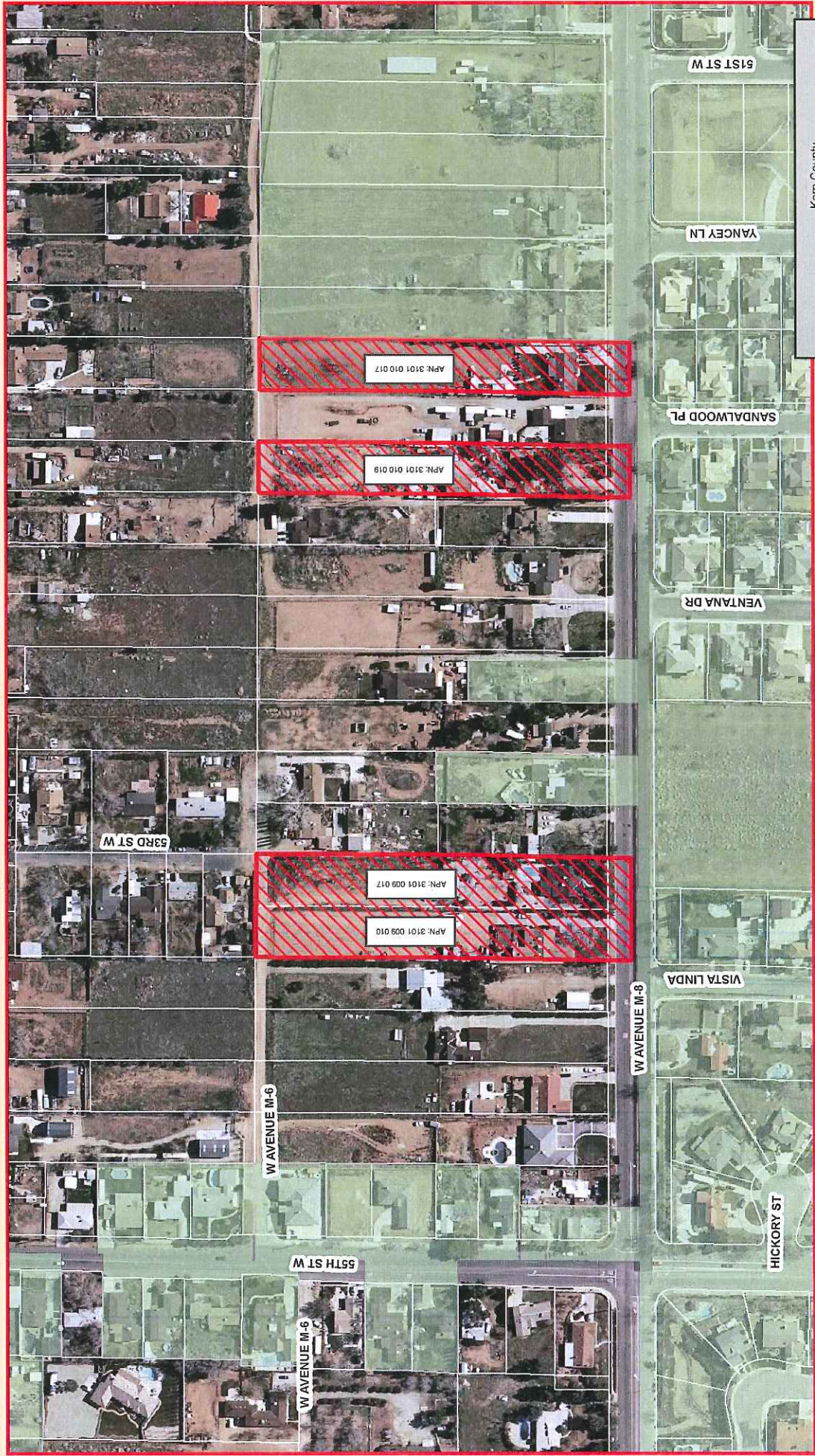
Noes:

Absent:

Abstain:

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

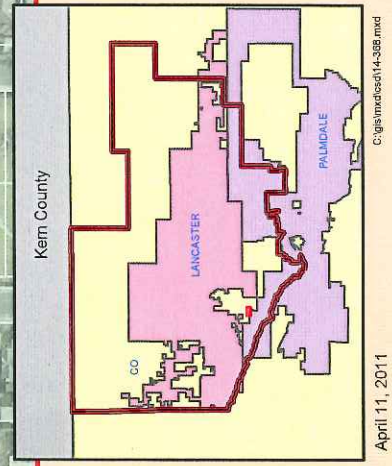
PAUL A. NOVAK, AICP Executive Officer



- Los Angeles County Sanitation District No. 14
- Unincorporated County Territory
- CSD Annexation 14-368
- Sphere of Influence, CSD 14

Annexation No. 368

County Sanitation District No. 14



Staff Report

April 11, 2012

Agenda Item No. 3.g.

Annexation No. 83 to County Sanitation District No. 20

The following item is a proposal requesting annexation of approximately 100.490± acres of inhabited territory to Los Angeles County Sanitation District No. 20. The District, as the applicant of record, adopted a resolution initiating proceedings on March 28, 2007.

Related Jurisdictional Changes: There are no related jurisdictional changes.

Purpose/Background: The owners of real property within the territory have requested, in writing, that the District provide off-site sewage disposal service.

Proposal Area: The annexation consists of 204 existing single-family homes and 169 proposed single-family homes located within a residential and vacant area.

Location: The affected territory is located on the south side of Avenue R, between 65th Street East and 70th Street East, all within the City of Palmdale ("City").

Factors of Consideration Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 495. The estimated future population is 900 residents after development per the applicant.
2. ***Registered Voters/Landowners:*** There are numerous owners of record. As of November 25 2009, there were 197 registered voters.
3. ***Topography:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [R-1-7000]; Single-Family Residential. The present and proposed land use is residential.
5. ***Surrounding Land Use:*** The land use in the surrounding territory is residential and vacant.
6. ***Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
7. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2012 is \$56,649,660. The affected agencies have adopted a negotiated tax exchange resolution.

8. ***Governmental Services and Control, Availability and Adequacy:*** A portion of the subject territory is already being serviced by the District. The entire area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Palmdale Water Reclamation Plant (PWRP) 2025 Facilities Plan. The wastewater generated by the annexation will be treated at the PWRP. The District has adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.
9. ***Effects on Agricultural and Open-Space Lands:*** The annexation will not have an effect on agricultural or open space lands.
10. ***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership.
11. ***Effects of the Proposal on Adjacent Areas and the County:*** No effects on adjacent areas and the County.
12. ***Sphere of Influence:*** The affected territory is within the sphere of influence of District No. 20.
13. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
14. ***Regional Housing Needs:*** This proposal has no adverse effect on the Regional Housing Needs Allocation for the County or the City since it is a special district proposal.
15. ***Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
16. ***Comments from Affected Agencies:*** There were no comments from affected agencies.
17. ***Correspondence:*** Staff has received no correspondence regarding this proposal.

CEQA: The Mitigated Negative Declaration adopted by the City of Palmdale is adequate for consideration of this proposal.

Conclusion: Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the Los Angeles County Sanitation District No. 14 boundary.

Recommended Action:

1. Open the public hearing and receive testimony on the matter.
2. There being no further testimony, close the public hearing.
3. Adopt the Resolution Making Determinations Approving Annexation No. 83 to County Sanitation District No. 20.
4. Pursuant to Government Code Section 57002, set June 13, 2012 at 9:00 a.m., as the date for Commission protest proceedings.

**RESOLUTION NO. 2012-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING
"ANNEXATION NO. 83 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 20"**

WHEREAS, the County Sanitation District No. 20 adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located within the City of Palmdale; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 204 existing single-family homes and 169 proposed single-family homes; 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 territory consists of 100.490± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 83 to County Sanitation District No. 20"; and

WHEREAS, the Executive Officer has reviewed the proposal and submitted to the Commission a report, including his recommendation thereon; and

WHEREAS, on April 11, 2012, after being duly and properly noticed, this proposal came on for hearing at which time this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with the respect to Annexation No. 83, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the Mitigated Negative Declaration adopted by the City of Palmdale, and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings and mitigation monitoring report previously adopted by the lead agency in connection with its approval of the project.
2. Annexation No. 83 to the County Sanitation District No. 20 is hereby approved subject to the following terms and conditions:
 - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
 - b. The regular County assessment roll is utilized by the District.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
 - d. Except to the extent in conflict with a through c, 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 Section 57325) shall apply to this annexation.

3. The Commission hereby sets the protest hearing for June 13, 2012 at 9:00 a.m. and authorizes and directs the Executive Officer to give notice thereof pursuant to Government Code Sections 57025 and 57026.
4. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.

PASSED AND ADOPTED 11th day of April 2012.

Ayes:

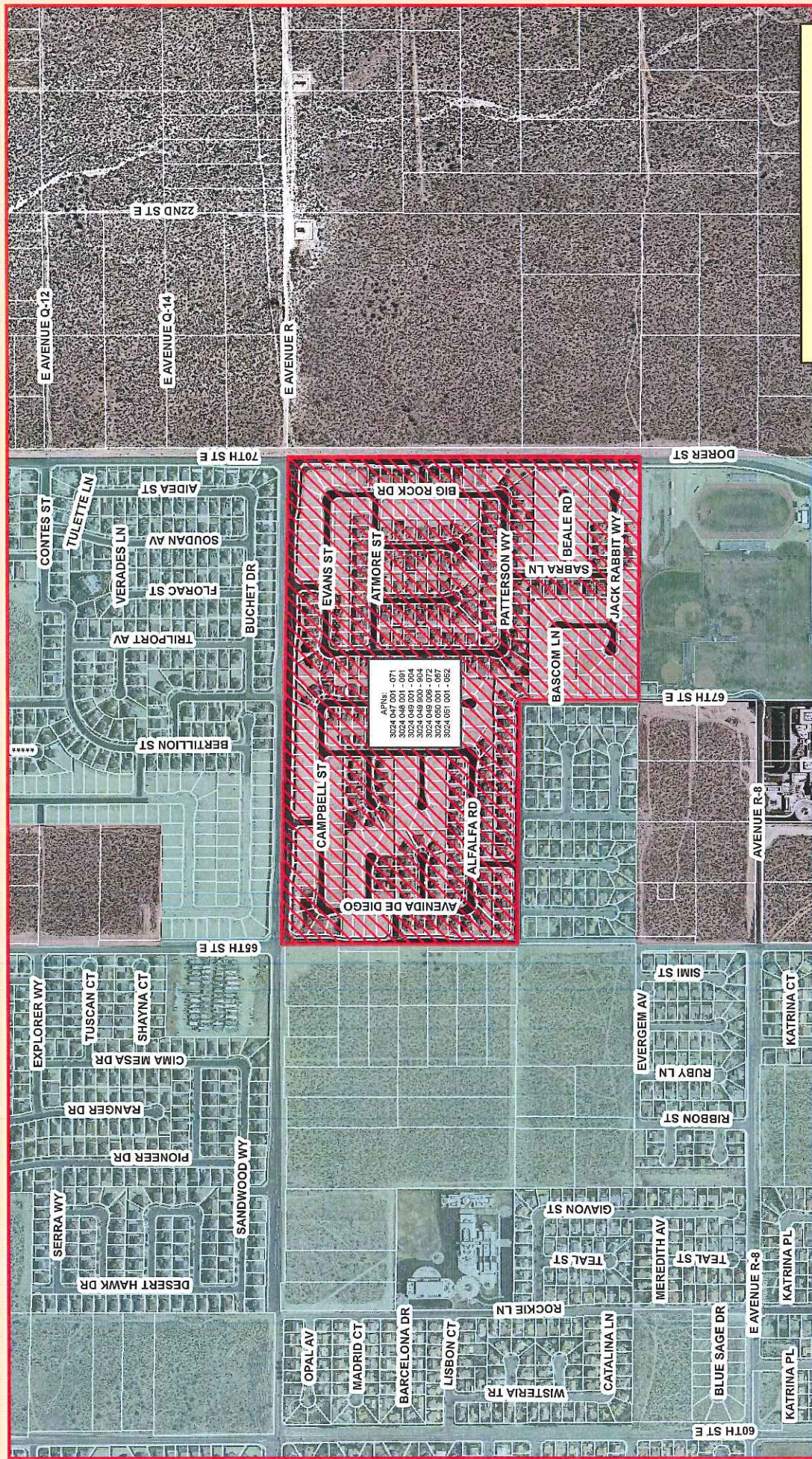
Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, AICP Executive Officer

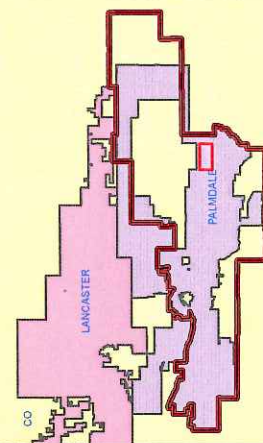


Annexation No. 83 County Sanitation District No. 20

- Los Angeles County Sanitation District No. 20
- City of Palmdale
- CSD Annexation 20-83
- Sphere of Influence, CSD 20



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



April 11, 2012

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Staff Report

April 11, 2012

Agenda Item No. 3.h.

Fiscal Year 2012-2013 Proposed Budget

Background

Pursuant to Government Code Sections 56381, LAFCO must adopt a proposed budget by May 1st and a final budget by June 15th of each year, after conducting a noticed public hearing. At a minimum, the proposed and final budget shall be equal to the budget adopted for the previous fiscal year.

LAFCO's budget is funded primarily by the County, the 88 cities and 54 independent special districts in Los Angeles County. LAFCO also receives revenue through application and processing fees and interest earnings. The Commission budgets in accordance with prescribed funding sources.

Workload and Staffing Projections

Staffing

The projected budget of \$553,000 for Salaries funds a staff of 6 full-time positions and 1 part-time contracted receptionist position. Continuance of the current staffing level will provide continuity in the review and processing of annexations and municipal service review proposals.

Workload

The second cycle of the five-year mandated Municipal Service Reviews/Sphere of Influence updates is an ongoing process that will continue into Fiscal Year 2012-13. Through the third quarter of the current fiscal year 17 district and 9 city proposals have been received. Fiscal Year 2012-13 proposal submittals are projected to be slightly higher due to the County Waterworks District's processing through a backlog of annexations.

Ongoing Unfunded Liability – Other Postemployment Benefits (OPEB) Compliance

GASB 45, is an accounting and financial reporting provision requiring government employers to accrue and report on the value of OPEB liabilities associated with other postemployment benefits (other than pension). Government entities with fewer than 100 plan members are now required to be in full compliance.

The two year cumulative Other Post Employment Benefit (OPEB) liability is \$132,822.43. While there is sufficient funds in Reserves to covers this liability in the short-term, the commission will need to explore other options to fund future OPEB payments, as well as look into establishing a trust account to manage OPEB benefits.

Salaries & Employee Benefits –50000 Series

Salaries - Account 50012: \$553,000

The recommended budget for this account will sustain the current level of staffing, plus 1 part-time receptionist position. The salaries account also factors in an estimated 2% COLA for the full-time employees, which is the latest COLA as of February 2012.

Retirement – Account 50015: \$78,700

Retirement costs are assessed at a rate of 10.46% to 12.65% of salaries paid, plus those benefits identified as “earnable compensation.”

Benefits Cash-Out – Account 50016: \$17,000

The existing employment contracts allows employees to convert up to 3 days sick and 50% vacation accruals every six months. During fiscal year 2011-12 a total of 11 sick days and 32 vacation days were converted to pay.

Stipends – Account 50017: \$32,700

The FY 2012-13 budgeted allocations assumes there will be 15 commissioners in attendance at 12 regular and 2 special meetings. An additional \$2,700 is included for participation at LAFCO-related meetings.

Worker’s Compensation – Account 50018: \$6802

LAFCO contracts with Alliant Insurance Services, Inc. to secure worker’s compensation insurance through the Special District Risk Management Authority (SDRMA), a joint powers authority. The final audited premium for FY 2012-12 was \$6802. This amount is not expected to increase in FY 2012-13.

Group Health and Dental Insurance – Account 50019: \$94,500

This account allocates full premium subsidy for 6 full-time employees and eligible family members enrolled in the County sponsored medical and dental plans (as required by existing employment contracts). This amount anticipates an estimated 2% rate change.

Other Postemployment Benefits (OPEB) 50024: \$6096

LAFCO like many governmental agencies provide postemployment health care to its retirees. For the quarter ending March 2012 the OPEB payments were slightly less than expected, due to authorized premium holidays. The estimated annual required contribution to fund the sole retiree's OPEB is \$6096.

Office Expense – 50000A Series

Rent – Account 50025: \$78,000

The current office lease provide for an automatic 3% increase each year. The next increase scheduled for December 1, 2012 will result in a \$190 monthly increase or \$6498 per month.

Communications – Account 50026: \$8,500

This account is utilized for local and long distance telephone services provided by the TelePacific Company. It is also used for cellular phone services provided by AT&T.

Supplies – Account 50027: \$7,000

LAFCO utilizes a government contract with Office Depot to procure office supplies. The supplies budget remains unchanged at \$7000.

Equipment Maintenance and Supplies – 50029: \$5,500

This account supports the equipment leased and/or purchased under Account Nos. 500030 and 50130. Items procured under this account are toner supplies, monthly preventative maintenance, and unanticipated service calls.

Equipment Rental/Lease – Account 50030: \$21,600

LAFCO leases a color copier from Ricoh Corp., at a monthly rate of \$1560, plus copy overages. This account is also utilized to cover lease payments for the postage metering system.

Employee/Other Parking Fees – Account 50031: \$7,840

This account is utilized to pay for employee parking, at a monthly rate of \$85.00 per space for 7 employees. The account is also utilized to purchase parking validations to subsidize parking costs for visitors conducting business at the LAFCO office.

Other Insurance – Account 50032: \$39,800

This account is for property liability, general liability, and public officials and employees errors and omissions insurance, purchased through Alliant Insurance Service. Automobile and life insurance policies underwritten by Farmers and MetLife insurance companies are also funded through this account.

Agency Membership Dues – 50033: \$9,500

This account is for membership in professional associations. Dues for CALAFCO, the California Special District Association and the Association of California Water Agencies are not expected to increase in FY 2012-13.

Information Technology/Programming – Account 50040: \$6,700

Information technology services for normal operational activities are provided by Computer Troubleshooters. The company provides hardware/software troubleshooting and updates; as well as daily monitoring of the local area network. Email service is provided through Google Apps.

Legal Notices – Account 50052: \$9,500

This account remains unchanged due to anticipated increases in legal advertising and printing costs as the Commission considers the second round of municipal service reviews and sphere of influence updates, and several populated city and district proposals.

Publications – Account 50053: \$500

This account covers the yearly costs for subscriptions to local newspapers; and other publications utilized by staff or the Commission.

Postage – Account 50054: \$8,000

It is anticipated that Fiscal Year 2012-13 will be another unusual year for increased postage costs due to several heavily populated city annexations pending before the commission.

Audio-Visual Service – Account 50055: \$4,200

LAFCO contracts with the Los Angeles County Department of Internal Services to provide audio services at commission meetings. The current contracted rate is \$225 per hour for services rendered.

Printing Account – Account 50056: \$2,500

This account is for reproduction activity outside of the LAFCO office (Kinko's, Lievano, Inc., and Western Graphix).

Conferences/Travel, Commissioners - Account 50057: \$14,000

This account funds travel expenses and mileage reimbursement for Commissioners. Several members participate, in an official capacity, on the governing boards of the California Association of LAFCOs and/or the California Coalition of LAFCOs. The assignments require that the member participate in leadership activities at various locations throughout the state.

For the quarter ending March 31st slightly less than \$3500 or 14% of the budgeted amount for travel was expended. Consequently, the fiscal year 2012-13 budget for travel– commissioners has been reduced.

Conferences/Travel, Staff – Account 50058: \$7,500

LAFCO employees are reimbursed for necessary travel expenses, based on established rates, in connection with attendance at LAFCO-related conferences/workshops; and staff enrichment training, authorized by the Executive Officer. Employees are also reimbursed for miles driven in the course of conducting LAFCO-related business (Executive Officer and Deputy Executive Officer excluded).

Auto Reimbursement – Account 50060: \$10,240

The Executive Officer and Deputy Executive Officer positions are allocated \$6240 and \$4000, respectively, toward auto expenses each year.

Various Vendors – Account 50061: \$4,600

LAFCO contracts with local companies to provide recurring specialized services.

Miscellaneous – Account 50065: \$5,000

This account is utilized for fees charged for environmental filing, as well as other services not otherwise categorized within the budget.

Professional Services - 50000C Series

Legal Services – Account 50076: \$50,000

This account is for legal services provided by Los Angeles County Counsel's office as well as the occasional services of an outside counsel.

Accounting & Bookkeeping - Account 50077: \$18,000

\$3,800 is allocated for payroll processing through ADP; \$6,500 for contracted bookkeeping services provided through Accountemps; and \$7,700 for an audit of the 2011-12 the financial statements.

Contract Services - Account 50078: \$7,000

This account is utilized specialized contracted services, such as file scanning services, website maintenance and transcription services.

Municipal Service Reviews – Account 50081: \$25,000

This obligation still exists and it is necessary that the Commission have sufficient funds to continue this effort for the remainder of this year and the next.

Capital Costs –50000D Series

Computer/Copier/Misc Equipment – Account 50130: \$6,500

This account will be utilized to upgrade equipment that has reached its useful life expectancy.

Contingency Account – 50137

The contingency is held as a segregated portion of the fund balance available for unforeseen expenses. In an effort to keep assessments down, the contingency appropriation has been reduced to 4 percent of expenses, or \$46,178.48.

Revenue – 40000 Series

Filing & Processing Fees – Account 40005: \$150,000

For the period ending March 31, 2012, filing fees are at \$146,960, exceeding FY 2011-12 projections by \$22,000. Fee revenue for the upcoming fiscal year is projected to be \$150,000.

FY 2011-12 Fund Balance Carryover – Account 40012: \$150,000

Government Code §56381(c) provides ...“If at the end of the fiscal year, the Commission has funds in excess of what it needs, the Commission may retain those funds and calculate them into the following fiscal year’s budget.” The actual FY 2011-12 fund balance is not known at this time. However, based on a comparison of the beginning year fund balance and 3rd Quarter actual, an assumption can be made that the available fund balance will be comparable to the prior fiscal year. Any funds remaining from the prior year, or any portion thereof, can be used to offset the FY 2012-13 revenues, thereby reducing the revenues to be collected from the funding agencies.

Recommended action:

1. Open the budget hearing; after receiving public comments, close the budget hearing.
2. Approve the attached Proposed Budget for Fiscal Year 2012-2013.
3. Pursuant to Government Code Section 56381, direct staff to forward the Proposed Budget to the County of Los Angeles, and the 88 cities and 54 independent special districts in Los Angeles County for their comments.
4. Set May 9, 2012 for hearing on adoption of the Final Budget for Fiscal Year 2012-2013.

LAFCO FINAL BUDGET - FISCAL YEAR 2012-13

<u>Acct No.</u>	<u>EXPENSES</u>	<u>Budget 2011-12</u>	<u>Budget 2012-13</u>	<u>Budget Difference</u>
50000 Salaries & Employee Benefits				
50001-12 Employee Salaries		\$ 554,085.00	\$ 553,000.00	\$ 1,085.00
50015 Retirement		\$ 65,272.00	\$ 78,700.00	\$ (13,428.00)
50016 Benefits Cashout		\$ 14,000.00	\$ 17,000.00	\$ (3,000.00)
50017 Stipends		\$ 34,200.00	\$ 32,700.00	\$ 1,500.00
50018 Worker's Compensation Insurance		\$ 8,100.00	\$ 6,802.00	\$ 1,298.00
50019 Health Insurance		\$ 107,100.00	\$ 94,500.00	\$ 12,600.00
50020 Payroll Taxes		\$ 7,000.00	\$ 8,700.00	\$ (1,700.00)
50024 Other Post Employment Benefits (OPEB)		\$ 5,440.00	\$ 6,096.00	\$ (656.00)
Total Salaries & Employee Benefits		\$ 795,197.00	\$ 797,498.00	\$ (2,301.00)
				\$ -
50000A Office Expense				\$ -
50025 Rent		\$ 90,000.00	\$ 78,000.00	\$ 12,000.00
50026 Communications		\$ 8,500.00	\$ 8,500.00	\$ -
50027 Supplies		\$ 7,000.00	\$ 7,000.00	\$ -
50029 Equipment Maintenance and Supplies		\$ 5,500.00	\$ 5,500.00	\$ -
50030 Equipment lease		\$ 31,800.00	\$ 21,600.00	\$ 10,200.00
50031 Employee / Other Parking Fees		\$ 7,800.00	\$ 7,840.00	\$ (40.00)
50032 Other Insurance		\$ 39,800.00	\$ 39,800.00	\$ -
50033 Agency Membership Dues		\$ 9,500.00	\$ 9,500.00	\$ -
50040 Information Technology/Programming		\$ 6,500.00	\$ 6,700.00	\$ (200.00)
50052 Legal Notices		\$ 12,000.00	\$ 9,500.00	\$ 2,500.00
50053 Publications		\$ 600.00	\$ 500.00	\$ 100.00
50054 Postage		\$ 6,000.00	\$ 8,000.00	\$ (2,000.00)
50055 Audio/Visual Services		\$ 4,100.00	\$ 4,200.00	\$ (100.00)
50056 Printing		\$ 3,000.00	\$ 2,500.00	\$ 500.00
50057 Conferences/Travel - Commissioners		\$ 24,000.00	\$ 14,000.00	\$ 10,000.00
50058 Conferences/Travel - Staff		\$ 10,000.00	\$ 7,500.00	\$ 2,500.00
50060 Auto - Reimbursement		\$ 10,240.00	\$ 10,240.00	\$ -
50061 Various Vendors		\$ 4,500.00	\$ 4,600.00	\$ (100.00)
50065 Miscellaneous - Other		\$ 4,000.00	\$ 5,000.00	\$ (1,000.00)
Total Miscellaneous Expense		\$ 284,840.00	\$ 250,480.00	\$ 34,360.00
				\$ -
50000C PROFESSIONAL SERVICES				\$ -
50076 Legal services		\$ 50,000.00	\$ 50,000.00	\$ -
50077 Accounting & Bookkeeping		\$ 15,000.00	\$ 18,000.00	\$ (3,000.00)
50078 Contract Services		\$ 3,000.00	\$ 7,000.00	\$ (4,000.00)
50081 Municipal Service Reviews		\$ 25,000.00	\$ 25,000.00	\$ -
Total Professional Services		\$ 93,000.00	\$ 100,000.00	\$ (7,000.00)

LAFCO FINAL BUDGET - FISCAL YEAR 2012-13

<u>Acct No.</u>	<u>Budget 2011-12</u>	<u>Budget 2012-13</u>	<u>Budget Difference</u>
50000D CAPITAL COSTS			
50130 Computer/Copier/Misc. Equipment	\$ 3,000.00	\$ 6,500.00	\$ (3,500.00)
50131 Office Furniture	\$ 5,000.00	\$ -	\$ 5,000.00
50132 Office Relocation	\$ 15,000.00	\$ -	\$ 15,000.00
50133 Tenant Improvements	\$ 25,000.00	\$ -	\$ 25,000.00
50134 Telephone Installation	\$ -	\$ -	\$ -
50135 Equipment Installation	\$ 2,500.00	\$ -	\$ 2,500.00
Total Capital Costs	\$ 50,500.00	\$ 6,500.00	\$ 44,000.00
50137 Contingency	\$ 61,176.85	\$ 46,179.12	\$ 14,997.73
Subtotal Expense (Accounts 50000 - 50000D)	\$ 1,284,713.85	\$ 1,200,657.12	\$ 84,056.73
40000 REVENUE			
40005 Filing & Process Fees	\$ 125,000.00	\$ 150,000.00	\$ (25,000.00)
40012 FY 2010-11 Fund Balance Carryover	\$ 150,000.00	\$ 150,000.00	\$ -
40013 Transfer from Investment Pool	\$ 159,056.85	\$ 50,000.00	\$ 109,056.85
Net Operating Cost	\$ 850,657.00	\$ 850,657.12	\$ (0.12)
LOCAL AGENCY APPORTIONMENT			
40002 County of L.A.: 38.462%	\$ 327,179.70	\$ 327,179.74	\$ (0.05)
40001 City of L.A. : 15.385%	\$ 130,873.58	\$ 130,873.60	\$ (0.02)
40003 87 Other Cities: 23.077%	\$ 196,306.12	\$ 196,306.14	\$ (0.03)
40004 54 Ind.Spec.Dist: 23.077%	\$ 196,306.12	\$ 196,306.14	\$ (0.03)
Total Allocated Costs 100%	\$ 850,665.51	\$ 850,665.63	\$ (0.12)

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Staff Report

April 11, 2012

Agenda Item No. 4.a.

Protest Hearing on Annexation No. 381 to Los Angeles County Sanitation District No. 22

On March 28, 2007 your Commission approved a request initiated by Los Angeles County Sanitation District No. 22 to annex 6.444± acres of uninhabited territory into the boundaries of District No. 22. The Protest Hearing before you today will satisfy the requirements of Government Code section 57000, *et seq.*

The annexation proposal is summarized as follows:

Proposal Area: The annexation consists of five existing single-family homes within a vacant and residential area. The territory is currently being developed to include one additional single-family home.

Location: The affected territory is located on Via Romales approximately 560 feet southeast from its intersection with Camino Del Sur, all within the City of San Dimas.

Population: The current population is 10. The estimated future population after development is 11 residents.

Registered Voters/Landowners: As of March 29, 2010, there were 5 registered voters within the affected territory. There are numerous owners of record.

Topography, Natural Boundaries and Drainage Basins: The topography is slightly sloping.

Zoning, Present and Future Land Use: The current zoning is [SP-12]; Residential Hillside Development and [SF-15000]; Single-Family Residential. The present land use is vacant and residential. The proposed land use is residential.

Surrounding Land Use: The surrounding land use is residential.

Assessed Value: The total assessed value is \$5,156,531.

Governmental Services and Control, Availability and Adequacy: A portion of the subject territory is already being serviced by the District. The entire subject territory was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Joint Outfall System (JOS) 2010 Master Facilities Plan. The wastewater generated by the annexation will be treated by the JOS, which is comprised of 6 upstream water reclamation plants and the Joint Water Pollution Control Plant. The District has adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.

Effects on agricultural or open-space lands: The proposal will not have an effect on agricultural or open space lands.

Boundaries and Lines of Assessment: The boundary of the proposed annexation conforms to the recorded lines of assessment.

Sphere of Influence: The affected territory is within the sphere of influence of District No. 22.

Tax Resolution: All affected agencies have adopted a negotiated tax exchange resolution.

CEQA: Annexation of the existing residences is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation containing existing structures developed to the density allowed by the current zoning. Annexation of the proposed additional residence is categorically exempt from the provisions of CEQA pursuant to state CEQA Guidelines Section 15319(b), because it consists of annexation of a small parcel of the minimum size for facilities exempted by CEQA Guidelines Section 15303(a).

Correspondence: No correspondence has been received.

Recommended Action:

1. Open the protest hearing and receive written protests.
2. Close the protest hearing.
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of protests filed and not withdrawn and report back to the Commission with the results.
4. Based upon the results of the protest hearing either adopt a resolution terminating the annexation proceedings if a majority protest exists, or ordering Annexation No. 381 to Los Angeles County Sanitation District No. 22 directly if there is no majority protest.

**RESOLUTION NO. 2012-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS ORDERING
"ANNEXATION NO. 381 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 22"**

WHEREAS, the Los Angeles County Sanitation District No. 22 filed an application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory to the Los Angeles County Sanitation District No. 22; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 5 existing single-family homes and 1 proposed single-family home; 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 territory consists of 6.444± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 381 to County Sanitation District No. 22"; and

WHEREAS, on February 8, 2012, the Commission approved Annexation No. 381 to County Sanitation District No. 22; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set April 11, 2012 as the date for the protest hearing and has given notice thereof; and

WHEREAS, at the time and place fixed in the notice, the hearing was held, and

any and all oral or written protests, objections and evidence were received and considered; and

WHEREAS, the Commission, acting as the conducting authority, has the ministerial duty of tabulating the value of protests filed and not withdrawn and either terminating these proceedings if a majority protest exists or ordering the annexation directly if there is no majority protest.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters within the boundary of the territory is 5 and the number of property owners is 6 and the total assessed value of land within the affected territory is \$5,156,531.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 381 to County Sanitation District No. 22 and not withdrawn is ___, which, even if valid, represents owners of land who own less than 50 percent of the total assessed value of the land within the affected territory.
3. The Commission hereby orders the annexation of the territory described in Exhibits "A" and "B" hereto, to the Los Angeles County Sanitation District No. 22.

4. Pursuant to Government Code section 56886, the annexation shall be subject to the following terms and conditions:
 - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Los Angeles County Sanitation District No. 22 may legally impose.
 - b. The regular County assessment roll shall be utilized by the Los Angeles County Sanitation District No. 22.
 - c. The affected territory will be taxed for existing bonded indebtedness, if any, of the Los Angeles County Sanitation District No 22.
 - d. Except to the extent in conflict with a through c, 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 Section 57325) shall apply to this annexation.
5. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5, and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57000, *et seq.*

PASSED AND ADOPTED this 11th day of April 2012.

Ayes:

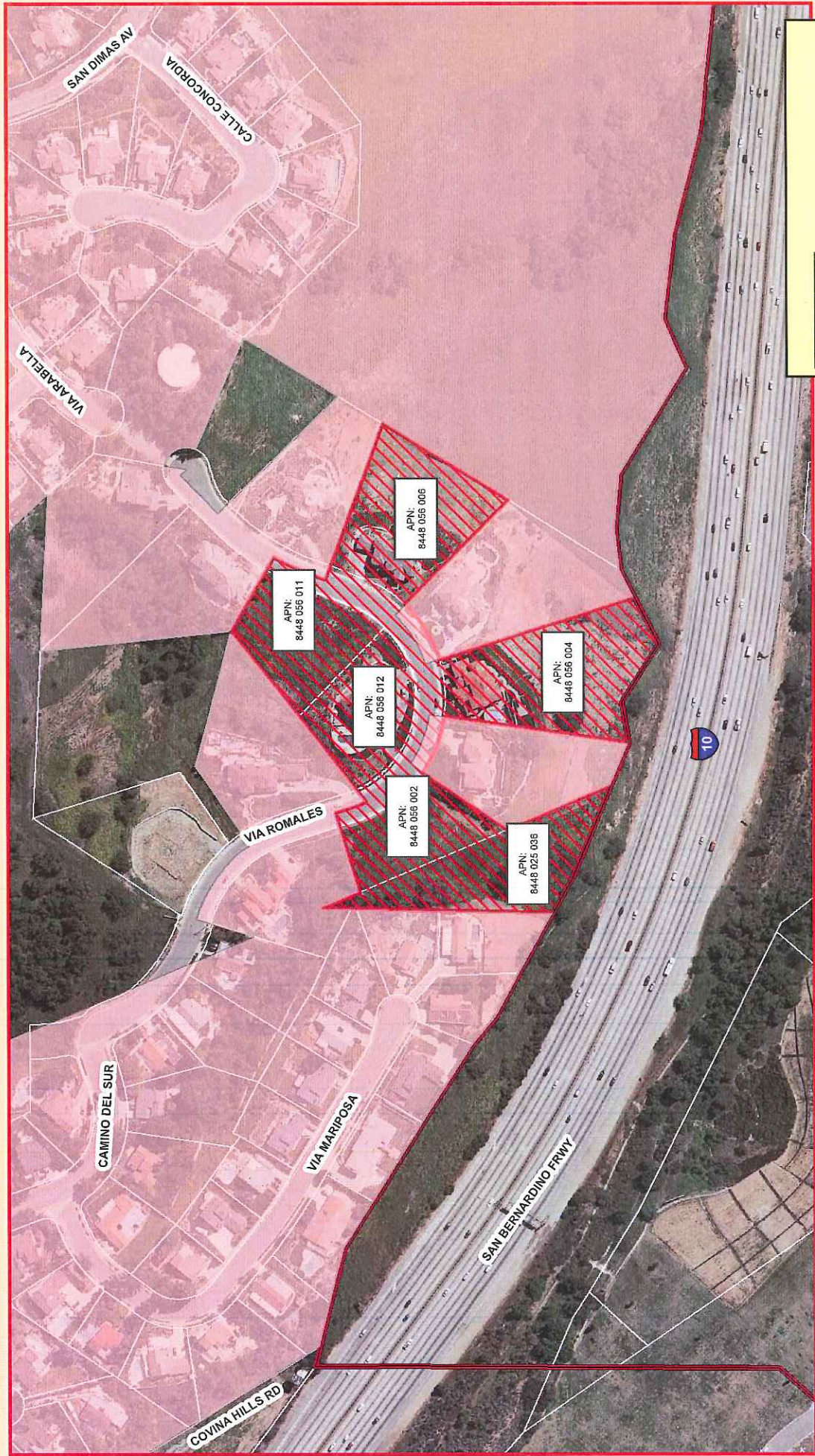
Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, Executive Officer



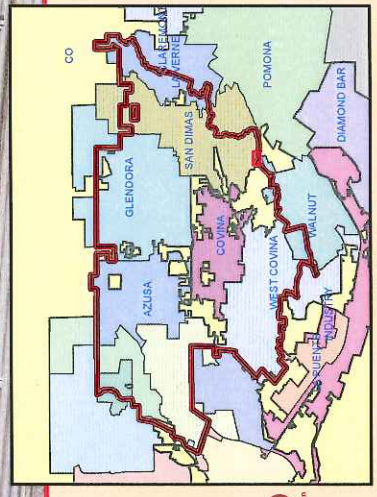
- Los Angeles County Sanitation District No. 22
- City of San Dimas
- CSD Annexation 22-381
- Sphere of Influence, CSD 22

Annexation No. 381

County Sanitation District No. 22



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



Staff Report

April 11, 2012

Agenda Item No. 4.b.

Protest Hearing on Annexation No. 396 to Los Angeles County Sanitation District No. 22

On April 28, 2010 your Commission approved a request initiated by Los Angeles County Sanitation District No. 22 to annex 7.024± acres of uninhabited territory into the boundaries of District No. 22. The Protest Hearing before you today will satisfy the requirements of Government Code section 57000, *et seq.*

The annexation proposal is summarized as follows:

Proposal Area: The annexation consists of three existing single-family homes and three proposed single-family homes located within a residential area.

Location: The affected territory has four parcels. Parcel 1 is located on Cortez Street approximately 1,300 feet east of Citrus Street; Parcel 2 is located on Cortez Street approximately 1,800 feet east of Citrus Street; Parcel 3 is located on Cortez Street at its intersection with Barranca Street; and Parcel 4 is located on Cortez Street approximately 500 feet east of Barranca Street, all parcels are located within the City of West Covina.

Population: The current population is 14. The estimated future population after development is 22 residents.

Registered Voters/Landowners: As of March 11, 2010, there were 9 registered voters within the affected territory. There are numerous owners of record.

Topography, Natural Boundaries and Drainage Basins: The topography is slightly sloped.

Zoning, Present and Future Land Use: The current zoning is [R-1]; Single-Family Residential and [R-A]; Residential Agricultural Zone. The present and proposed land use is residential.

Surrounding Land Use: The surrounding land use is residential.

Assessed Value: The total assessed value is \$2,258,395.

Governmental Services and Control, Availability and Adequacy: A portion of the subject territory is already being serviced by the District. The entire subject territory was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Joint Outfall System (JOS) 2010 Master Facilities Plan. The wastewater generated by the annexation will be treated by the JOS, which is comprised of 6 upstream water reclamation plants and the Joint Water Pollution Control Plant. The District has adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.

Effects on agricultural or open-space lands: The proposal will not have an effect on agricultural or open space lands.

Boundaries and Lines of Assessment: The boundary of the proposed annexation conforms to the recorded lines of assessment.

Sphere of Influence: The affected territory is within the sphere of influence of District No. 22.

Tax Resolution: All affected agencies have adopted a negotiated tax exchange resolution.

CEQA: Annexation of the existing residences is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation containing existing structures developed to the density allowed by the current zoning. Annexation of the proposed residences is categorically exempt from the provisions of CEQA pursuant to state CEQA Guidelines Section 15319(b), because it consists of annexation of small parcels of the minimum size for facilities exempted by CEQA Guidelines Section 15303(a).

Correspondence: No correspondence has been received.

Recommended Action:

1. Open the protest hearing and receive written protests.
2. Close the protest hearing.
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of protests filed and not withdrawn and report back to the Commission with the results.
4. Based upon the results of the protest hearing, either adopt a resolution terminating the annexation proceedings if a majority protest exists, or ordering Annexation No. 396 to Los Angeles County Sanitation District No. 22 directly if there is no majority protest.

**RESOLUTION NO. 2012-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS ORDERING
"ANNEXATION NO. 396 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 22"**

WHEREAS, the Los Angeles County Sanitation District No. 22 filed an application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory to the Los Angeles County Sanitation District No. 22; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 3 existing single-family homes and 3 proposed single-family homes; 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 territory consists of 7.024± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 396 to County Sanitation District No. 22"; and

WHEREAS, on February 8, 2012, the Commission approved Annexation No. 396 to County Sanitation District No. 22; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set April 11, 2012 as the date for the protest hearing and has given notice thereof; and

WHEREAS, at the time and place fixed in the notice, the hearing was held, and

any and all oral or written protests, objections and evidence were received and considered; and

WHEREAS, the Commission, acting as the conducting authority, has the ministerial duty of tabulating the value of protests filed and not withdrawn and either terminating these proceedings if a majority protest exists or ordering the annexation directly if there is no majority protest.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters within the boundary of the territory is 9 and the number of property owners is 5 and the total assessed value of land within the affected territory is \$2,258,395.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 396 to County Sanitation District No. 22 and not withdrawn is ___, which, even if valid, represents owners of land who own less than 50 percent of the total assessed value of land within the affected territory.
3. The Commission hereby orders the annexation of the territory described in Exhibits "A" and "B" hereto, to the Los Angeles County Sanitation District No. 22.

4. Pursuant to Government Code section 56886, the annexation shall be subject to the following terms and conditions:
 - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Los Angeles County Sanitation District No. 22 may legally impose.
 - b. The regular County assessment roll shall be utilized by the Los Angeles County Sanitation District No. 22.
 - c. The affected territory will be taxed for existing bonded indebtedness, if any, of the Los Angeles County Sanitation District No 22.
 - d. Except to the extent in conflict with a through c, 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 Section 57325) shall apply to this annexation.
5. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5, and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57000, *et seq.*

PASSED AND ADOPTED this 11th day of April 2012.

Ayes:

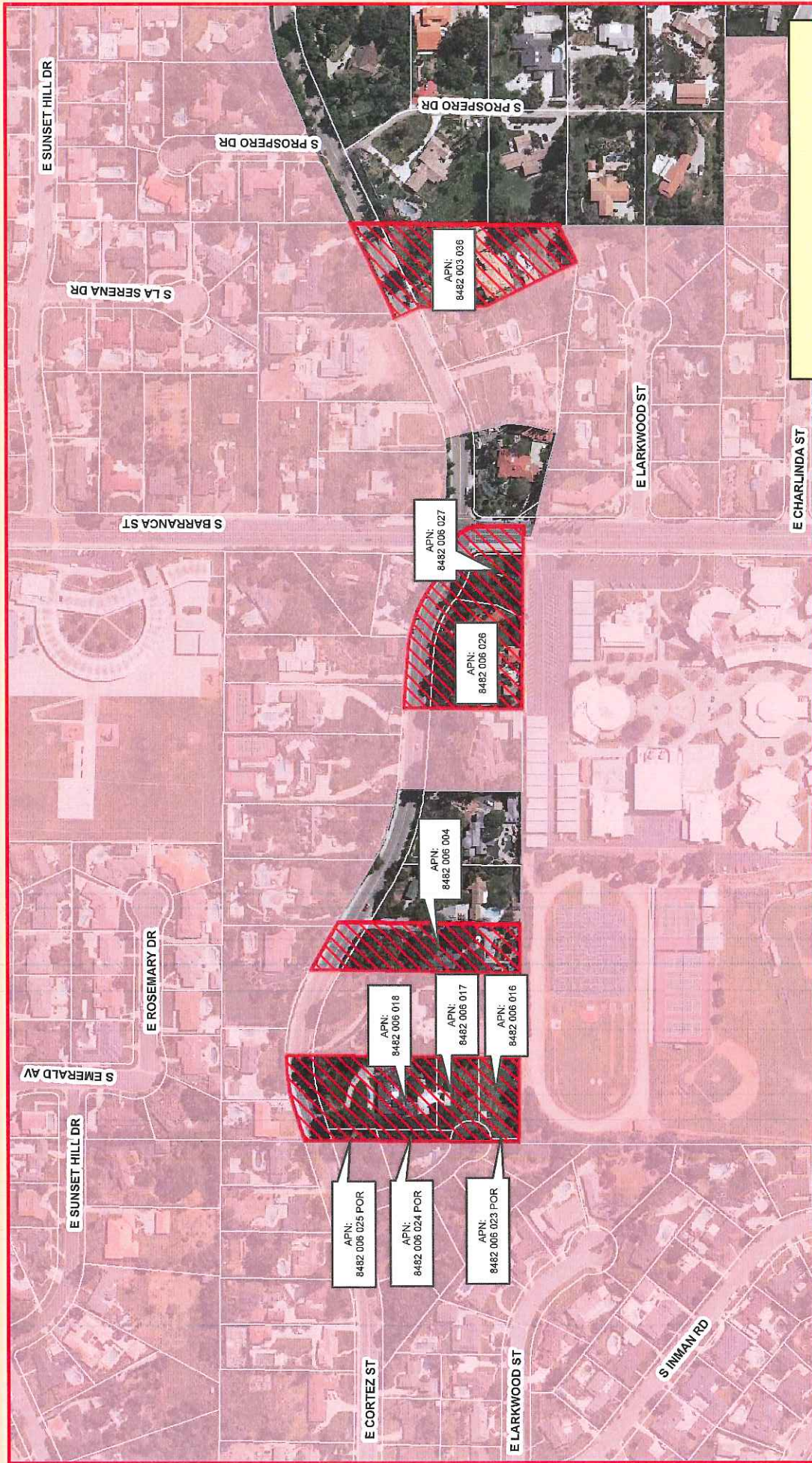
Noes:

Absent:

Abstain:

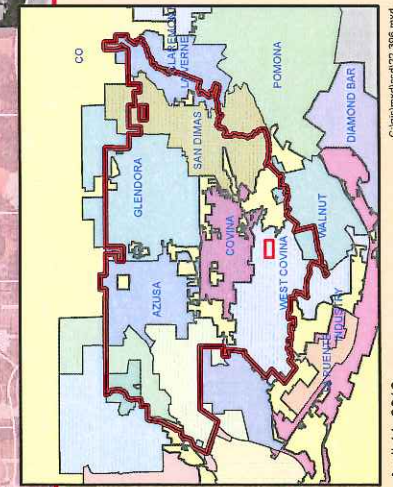
**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**

PAUL A. NOVAK, Executive Officer



Annexation No. 396 County Sanitation District No. 22

- Los Angeles County Sanitation District No. 22
- City of West Covina
- CSD Annexation 22-396
- Sphere of Influence, CSD 22



Staff Report

April 11, 2012

Agenda Item No. 5.a.

City of Santa Clarita Annexation No. 2010-08 (Soledad Commons)

Agenda Item No. 5a is a proposal requesting annexation of approximately 13.2 acres of uninhabited territory to the City of Santa Clarita. The applicant of record is the City of Santa Clarita, having initiated the request through the adoption of the resolution of application, Resolution No. 10-81, on January 13, 2011.

Related Jurisdictional Changes: The related jurisdictional changes as a result of this request include: annexation of the affected territory to the City of Santa Clarita, detachment from County Road District No. 5, withdrawal from County Lighting Maintenance District 1687 and the County Public Library System, and exclusion from County Lighting District LLA-1.

Background: The proposal consists of vacant commercial land; entitled for the development of a 62,708 square foot neighborhood shopping center on 8.3 acres. The remaining 4.9 acres consists of a CalTrans right-of-way for State Route 14.

Purpose of the Request: The proposal was initiated at the request of the property owner for the commercial development. The City states that the owner would like to have future tenants of the business development center to be able to participate in Santa Clarita's economic development programs as an incentive to marketing their center for prospective tenants. The owner also prefers to deal with local government agencies that are conveniently located in the Santa Clarita Valley.

In addition, the owner entered into a Memorandum of Understanding with the City of Santa Clarita preserving entitlements rights received under the County for development of the business center.

Location: The proposed annexation area is generally located south of the existing Stonecrest community, at the terminus of Mammoth Lane and Soledad Canyon Road, east of Sand Canyon Road, north of State Route 14, and north and west of the City of Santa Clarita boundary limits.

Factors For Consideration Pursuant to Government Code Section 56668:

- 1. Population and Growth:*** The area is not populated; no future population growth is anticipated.
- 2. Registered Voters/Landowners:*** As of February 14, 2011, the County Registrar Recorder - County Clerk certified that there were no registered voters residing within the subject proposal area. There is one landowner within the proposal area.
- 3. Topography:*** The topography of the proposal area is characterized as having relatively flat terrain, with no other natural features. State Route 14 and CalTrans drainage areas pose physical boundaries to the south.
- 4. Zoning, Present and Future Land Use:*** The area is primarily vacant, commercially-designated land and freeway right-of-way. The current zoning designations for the proposal area are

Commercial (C), Hillside Management (HM), and Transportation Corridor (TC). Current land use designations within the affected territory are Commercial Manufacturing (C-2) and Restricted Manufacturing (M-1.5).

The proposed City of Santa Clarita zoning designation for the area is Community Commercial (CC) and the proposed land use designation is Commercial Neighborhood (CN).

5. ***Surrounding Land Use:*** Land uses to the north and east include residential (Stonecrest community); to the south is a gravel and sand mine and the freeway; and to the west is vacant commercial land.
6. ***Pre-zoning and Conformance with the General Plan:*** Pursuant to the requirements of Government Code Section 56375(a)(7), Pre-zoning Ordinance No. 10-81, was adopted by the Santa Clarita City Council on January 13, 2011. The pre-zoning designations of the affected territory are in conformance with the City of Santa Clarita General Plan.
7. ***Regional Transportation and General Plan Consistency:*** With regards to the requirements of Government Code Section 65080, staff is not aware of any inconsistencies with the *City of Santa Clarita General Plan*, the joint City/County *Final Draft Santa Clarita Valley Area Plan Update* (One Valley One Vision), and SCAG's *2008 Regional Transportation Plan*.
8. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor roll year 2010 is \$5,000,553. All agencies have adopted a property tax transfer resolution.
9. ***Governmental Services and Control, Availability and Adequacy:*** Government Code Section 56668(b) states that the Commission is to consider, "the need for organized community services: the present cost and adequacy of governmental services and controls in the area; probable future needs for those service and controls; probable effect of the...annexation...and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas."

Municipal Service	Current Service Provider	Proposed Service Provider
Fire and Emergency Medical	Consolidated Fire Protection Dist.	Same
Flood Control	County	County/City
Library	County	City of Santa Clarita
Parks and Recreation	County	City of Santa Clarita
Planning	County	City of Santa Clarita
Police	County Sheriff	Same (City contract w/County)
Road Maintenance	County	City of Santa Clarita
Solid Waste	County	City (Contract w/private hauler)
Street Lighting and Maintenance	County	City of Santa Clarita
Water	Newhall County Water District	Same
Wastewater	Santa Clarita Valley Sanitation Dist.	Same

Fire and emergency medical, , police, and water service and wastewater providers would remain the same. Upon annexation the City of Santa Clarita would assume providing library, parks and recreation, planning, road maintenance, street lighting and maintenance, and a small percentage of flood control service. Otherwise , flood control service will remain the same. The City will continue to provide adequate services and maintain current service levels. Increased and enhanced service levels will be financed through city general fund revenues, developer fees, assessments, and other funds.

The County manages three special assessment districts within the proposed annexation area, County Road District No. 5, County Lighting and Maintenance District 1687, and County Lighting District LLA-1. As part of this annexation request, the affected territory will be detached or withdrawn from the special assessment districts and the City of Santa Clarita will assume responsibility for funding and providing the service. The following special district assessments would be applied upon annexation: Open Space Preservation District - \$82.50 per year per acre, Stormwater Facility Maintenance District- \$25.59 annually until development, Landscape Maintenance District \$2,791.20 annually, and Street Light Maintenance District - \$229.08 per parcel annually.

There are no alternative courses of action, other than having the territory remain unincorporated with the County of Los Angeles continuing to provide municipal services.

- 10. *Effects on Agricultural and Open-Space Lands:*** The majority of the affected territory consists of open space land, which the City of Santa Clarita seeks to permanently preserve. Pursuant to Government Code Section 56377, and the policies and priorities of the Commission with regards to the development of open-space lands, staff has determined that there will be no adverse effect to agricultural or open-space lands as a result of approval of this annexation request.
- 11. *Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated territory.
- 12. *Effects of the Proposal on Adjacent Areas and the County:*** The proposal will have no adverse effect on adjacent areas, or mutual social and economic interests, or on the local governmental structure of the County. The alternative action would be that the proposed annexation area would remain within the jurisdiction of the County, thereby maintaining the current status.
- 13. *Conformity with Policies on Planned and Orderly Growth:*** Other than the proposed development, no future land use plans or growth are anticipated. Staff finds that the annexation proposal is in conformance with the County and City's policies on planned and orderly growth.
- 14. *Sphere of Influence:*** Although the City stated in its application that the area was not in its sphere of influence (SOI), staff determined that the proposal area is within the City's current SOI.

- 15. *Timely Availability of Water Supplies:*** Upon development of the business center, the owner would have to apply to Newhall County Water District for water service. It is not anticipated that there will be any problems with service availability.
- 16. *Regional Housing Needs:*** Government Code Section 56668(l) states the Commission is to consider, “the extent to which the proposal will affect a city and the county in achieving their respective share of the regional housing needs as determined by the appropriate council of governments....” The proposed annexation would not impede the City’s or County’s ability to achieve its regional housing goals, as the City of Santa Clarita and the County have agreed that the proposed annexation does not require the transfer of a Regional Housing Needs Assessment (RHNA) allocation to the City.
- 17. *Environmental Justice:*** Pursuant to Government Code Section 56668(o), “environmental justice” means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services. The Commission shall take into consideration the extent to which a proposal will promote environmental justice.
- The proposed annexation would not result in any negative impact to any disadvantaged community.
- 18. *Comments from Affected Agencies:*** LAFCO received comments from all the affected agencies with regards to this proposal. No substantive issues were noted.
- 19. *Correspondence:*** No correspondence was received either in support of or in opposition to the annexation request.

CEQA: As lead agency, the City of Santa Clarita adopted a Negative Declaration for the project (Resolution P08-25) on October 12, 2010.

Waiver of Notice and Hearing: Pursuant to Government Code Section 56663(a) all owners of land within the affected territory have consented to the change of organization. To date, no subject agency has submitted written demand for notice and hearing on this application pursuant to Government Code Section 56663(b). Based thereon, the Commission may conduct proceedings for the change of organization or reorganization without notice and hearing.

Waiver of Protest Proceedings: Pursuant to Government Code Section 56663(c), all owners of land within the affected territory have consented to the change of organization, and no owner of land within the affected territory has submitted written opposition to a waiver of protest proceedings. Based thereon, the Commission may waive protest proceedings.

Conclusion: Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the City of Santa Clarita boundary.

Recommended Action:

- 1) Adopt the Resolution Making Determinations Approving and Ordering City of Santa Clarita Annexation No. 2010-08 (Soledad Commons).

RESOLUTION NO. 2012-00 RMD

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"CITY OF SANTA CLARITA ANNEXATION NO. 2010-08 (SOLEDAD COMMONS)"**

WHEREAS, the City of Santa Clarita (the "City") adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission"), pursuant to, Part 3, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the City of Santa Clarita, and detachment of same said territory from County Road District No. 5, withdrawal from County Lighting and Maintenance District 1687 and the County Public Library System, and exclusion from County Lighting District LLA-1, all within the County of Los Angeles ("County"); and

WHEREAS, the proposed annexation consists of approximately 13.2 acres of uninhabited territory and is assigned the following distinctive short form designation: "City of Santa Clarita Annexation No. 2010-08 (Soledad Commons);" 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 this annexation is that the proposal was initiated at the request of the property owner for the commercial development. The owner would like future tenants of the business development center to be able to participate in the City's economic development programs as an incentive to marketing their center for prospective tenants; and

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

WHEREAS, on April 11, 2012, at its regular meeting this Commission considered the proposal and the report of the Executive Officer, along with public comment on the proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Pursuant to Government Code Sections 56663(a) and (b), the Commission hereby finds and determines that:
 - a. The owners of land within the affected territory have given their written consent to the change of organization; and
 - b. No subject agency has submitted a written demand for notice and hearing on this proposal.

Based thereon, notice and hearing requirements are waived.

2. The Commission, acting in its role as a responsible agency with respect to Annexation No. 2010-08 pursuant to California Environmental Quality Act ("CEQA") Guidelines Section 15096, certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the proposed project and the Negative Declaration adopted by the City as lead agency, and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings previously adopted by the lead agency in connection with its approval of the project.
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 13.2 acres, is uninhabited, and is assigned the following short form designation:

“City of Santa Clarita Annexation No. 2010-08 (Soledad Commons)”

5. City of Santa Clarita Annexation No. 2010-08 is hereby approved, subject to the following terms and conditions:

- a. Annexation of the affected territory described in Exhibits A and B to the City.
- b. Detachment of the affected territory from County Road District No. 5.
- c. Withdrawal of affected territory from County Lighting and Maintenance District 1687.
- d. Withdrawal of affected territory from the County Public Library System.
- e. Exclusion of affected territory from County Lighting District LLA-1.
- f. Payment of Registrar Recorder/County Clerk and State Board of Equalization fees.
- g. Upon the effective date of the annexation, all right, title, and interest of the County, including but not limited to, the underlying fee title or easement where owned by the County, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City .
- h. Upon the effective date of the annexation, the City shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the County: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains

and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.

- i. Upon the effective date of the annexation, the City shall do the following: (1) assume ownership and maintenance responsibilities for all drainage devices, storm drains and culverts, storm drain catch basins, appurtenant facilities (except regional Los Angeles County Flood Control District (LACFCD) facilities for which LACFCD has a recorded fee or easement interest and which have been accepted into the LACFCD system), site drainage, and all master plan storm drain facilities that are within the annexation area and are currently owned, operated and maintained by the County ; (2) accept and adopt the County of Los Angeles Master Plan of Drainage (MPD), if any, which is in effect for the annexation area. Los Angeles County Public Works Department (LACPW) should be contacted to provide any MPD which may be in effect for the annexation area. Deviations from the MPD shall be submitted to the Chief Engineer of LACFCD/Director of LACPW for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts to LACFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACPW, for review and comment.
- j. The City agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such

approval.

- k. The effective date of the annexation shall be the date of recordation.
 - l. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City.
 - m. The regular County assessment roll shall be utilized by the City.
 - n. The territory will not be taxed for existing bonded indebtedness of the City.
 - o. Except to the extent in conflict with a through n, 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 Section 57325) shall apply to this annexation.
6. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
- a. The territory to be annexed is uninhabited;
 - b. The owner of land within the affected territory has given its written consent to the change of organization; and
 - c. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.

- 7. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the City of Santa Clarita, subject to the terms and conditions contained herein.
- 8. The Executive Officer is directed to transmit a certified copy of this resolution to the City Manager, upon the City's payment of the applicable fees required by Government Code

Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED this 11th day of April 2012.

Ayes:

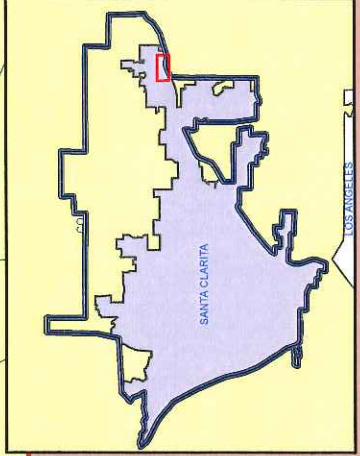
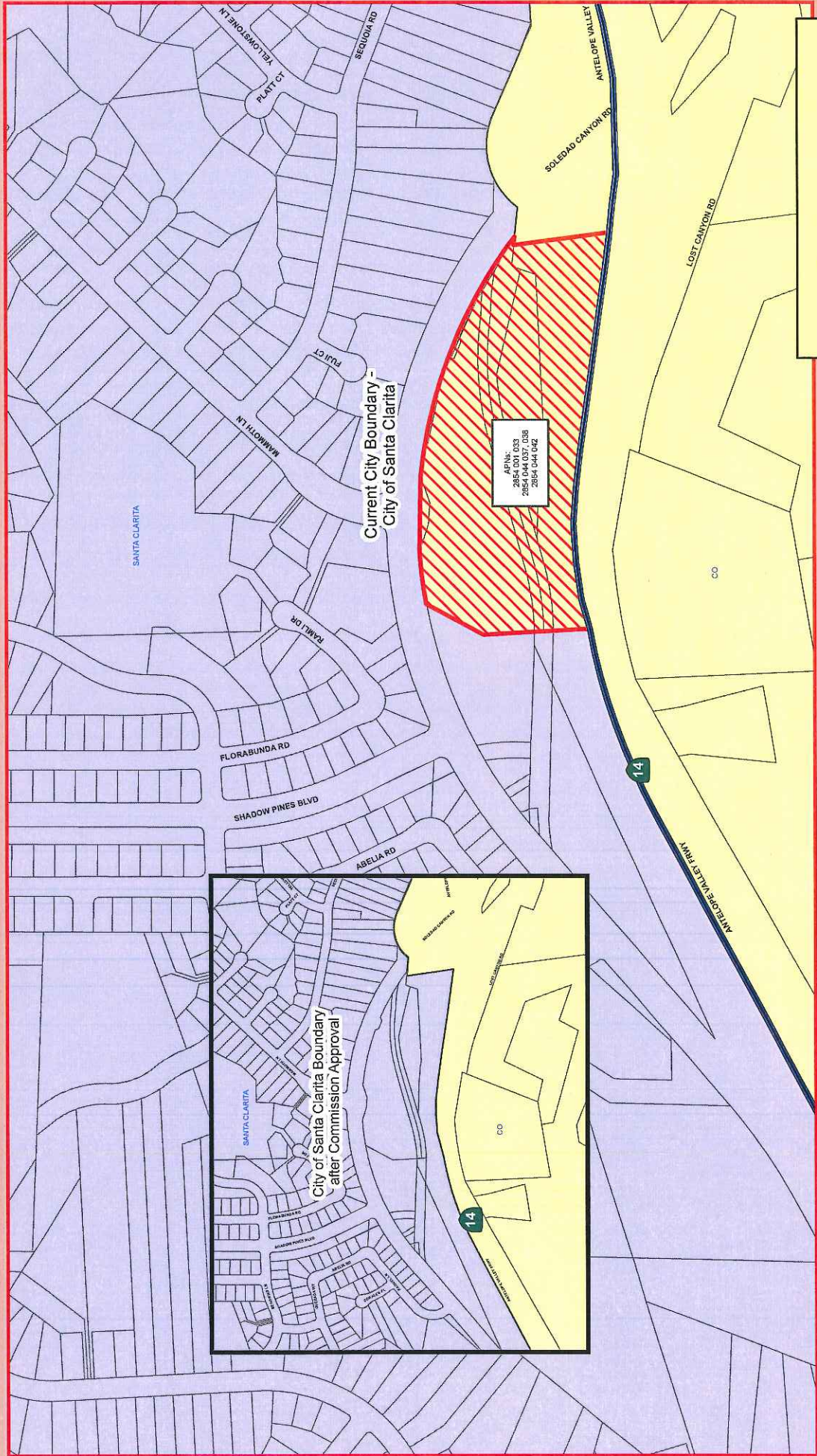
Noes:

Absent:

Abstain:

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

PAUL NOVAK, Executive Officer



LAFCO
Local Agency Formation Commission
for the County of Los Angeles

City of Santa Clarita Annexation No. 2010-08 (Soledad Commons)



- City of Santa Clarita
- Unincorporated County Territory
- Annexation 2010-08
- City of Santa Clarita SOI

Staff Report

April 11, 2012

Agenda Item No. 5.b.

City of Hawthorne Annexation No. 2010-07

Agenda Item No. 5b is a proposal requesting annexation of approximately 1.36 acres of uninhabited territory to the City of Hawthorne. The applicant of record is the City of Hawthorne, having initiated the request through the adoption of the resolution of application, Resolution No. 7314, on June 8, 2010.

Related Jurisdictional Changes: The related jurisdictional changes as a result of this request include: annexation of the affected territory to the City of Hawthorne, detachment from County Lighting and Maintenance District 1687 and County Road District No. 2, and withdrawal from County Lighting District LLA-1.

Background: The proposed annexation consists of two parcels. Parcel 4142-011-034 consists of an abandoned automobile tune-up garage. The owner of this parcel is Four Prairie Inc. Parcel 4142-011-801 is a railroad right-of-way.

Purpose of the Request: The City states in their application that the property is considered a gateway to the city. The subject territory contains a dilapidated structure, a former Tune-up Masters that has been abandoned for years. Annexation to the City will spur development and create a contiguous connection to the City's existing commercial corridor along El Segundo Boulevard.

Location: The proposed annexation area is generally located east of the I-405 San Diego Freeway, south of W. 120th Street, West of Inglewood Avenue, and north of El Segundo Boulevard, in the unincorporated Del Aire community.

Factors For Consideration Pursuant to Government Code Section 56668:

1. ***Population and Growth:*** The proposal area is not populated. No future residential development or increased growth demand is anticipated because the parcels will be developed with commercial uses. The present zoning does not allow for residential uses.
2. ***Registered Voters/Landowners:*** As of January 17, 2012, the County Registrar Recorder - County Clerk certified that there were no registered voters residing within the subject area.
3. ***Topography:*** The topography of the proposal area is flat terrain with no natural features.
4. ***Zoning, Present and Future Land Use:*** Parcel consists of an abandoned automobile tune-up garage. The current land use designation for parcel 4142-0011-034 is GC (General Commercial) and the zoning designation is Commercial 2 (C-2). The land use designation for parcel 4142-011-801 is Public and Semi-Public (P) and the zoning designation is Buffer Strip (B-1). The proposed city land use designation for both parcels is General Commercial (GC).

5. ***Surrounding Land Use:*** Land uses north of the proposed annexation area are low-density residential; to the east is railroad right-of-way and commercial; south is commercial and multi-family residential; and to the west is the I-405 San Diego Freeway.

6. ***Pre-zoning and Conformance with the General Plan:*** Pursuant to the requirements of Government Code Section 56375(a)(7), Pre-zoning Ordinance No. 1552, was adopted by the City of Hawthorne City Council on June 14, 1993. The proposed city zoning designation for the commercially zoned parcel is C-M (Commercial Manufacturing) and UOS (Urban Open Space) for the railroad parcel.

The pre-zoning designations of the affected territory are in conformance with the City of Hawthorne and Los Angeles County General Plans.

7. ***Regional Transportation and General Plan Consistency:*** With regards to the requirements of Government Code Section 65080, the affected territory is consistent with the *City of Hawthorne General Plan*.

8. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor roll year 2011 is \$716,337. All agencies have adopted a property tax transfer resolution.

9. ***Governmental Services and Control, Availability and Adequacy:*** Government Code Section 56668(b) states that the Commission is to consider, “the need for organized community services: the present cost and adequacy of governmental services and controls in the area; probable future needs for those service and controls; probable effect of the...annexation... and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.”

Municipal Service	Current Service Provider	Proposed Service Provider
Animal Control	County	Same
Fire and Emergency Medical	Consolidated Fire Protection Dist.	Same
Flood Control	County	Same
Library	County Library (Wiseburn)	Same
Park and Recreation	County	City of Hawthorne
Planning	County	City of Hawthorne
Police	County Sheriff	City of Hawthorne Police Dept.
Road Maintenance	County	City of Hawthorne
Solid Waste	County-Private hauler	City of Hawthorne – Private Hauler
Street Lighting	County	City of Hawthorne
Water	Private (Golden State Water)	Same
Wastewater	Private (Golden State Water)	Same

The County will continue to provide animal control, flood control, and library services to the annexation area. Upon approval of the annexation request, the City of Hawthorne will provide park and recreation, planning, police, road maintenance, and street lighting. The City will

continue to provide adequate services and maintain current service levels. Enhanced service levels will be financed through city general fund revenues or developer fees.

There are no changes in fire, water, and wastewater service providers and in levels of service. Solid waste service is currently provided by the County through contract with a private hauler, upon approval of the annexation the City of Hawthorne will provide service through contract with a private hauler. No change in service level is anticipated.

The County manages several special assessment districts within the proposed annexation area that provide road maintenance, and lighting and maintenance services. As part of this annexation request the affected territory will be detached or withdrawn from those special assessment districts and the City of Hawthorne will assume responsibility for funding and providing these services.

No future development or growth is anticipated, therefore, there is no need for future services and controls in the area.

There are no alternative courses of action, other than having the territory remain unincorporated with the County continuing to provide municipal services.

- 10. *Effects on Agricultural and Open-Space Lands:*** There will be no adverse effect to agricultural or open-space lands as a result of approval of this annexation request.
- 11. *Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated territory.
- 12. *Effects of the Proposal on Adjacent Areas and the County:*** The proposal will have no adverse effect on adjacent areas, or mutual social and economic interests, or on the local governmental structure of the County. The alternative action would be that the proposed annexation area would remain within the jurisdiction of the County, thereby maintaining the current status.
- 13. *Conformity with Policies on Planned and Orderly Growth:*** Staff finds that the annexation proposal is in conformance with the County and City's policies on planned and orderly growth.
- 14. *Sphere of Influence:*** The proposed annexation area is within the City's sphere of influence.
- 15. *Timely Availability of Water Supplies:*** As stated in Section 9, there is no change in water service.
- 16. *Regional Housing Needs:*** Government Code Section 56668(l) states the Commission is to consider, "the extent to which the proposal will affect a city and the county in achieving their respective share of the regional housing needs as determined by the appropriate council of governments...."

The proposed annexation has no impact on the regional housing needs of the City or County as the development proposed is commercial.

17. *Environmental Justice:* Pursuant to Government Code Section 56668(o), “environmental justice” means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services. The Commission shall take into consideration the extent to which a proposal will promote environmental justice.

There are no disadvantaged communities within proximity to the proposed annexation area.

18. *Comments from Affected Agencies:* LAFCO received comments from all the affected agencies with regards to this proposal. No significant issues were noted with the exception of the County Department of Public Works which proposed that the City annex only the north portion of El Segundo Boulevard. The map originally submitted of the annexation area proposed to take in the entire width of El Segundo Boulevard. LAFCO staff concurred with the County and requested the City amend its map accordingly.

19. *Correspondence:* No correspondence was received either in support of or in opposition to the annexation request.

20. *CEQA:* The proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15319(a) because it consists of an annexation to a city of an area containing an existing private structure developed to the density allowed by the current zoning.

Waiver of Notice and Hearing: Pursuant to Government Code Section 56663(a) all owners of land within the affected territory have consented to the change of organization. To date, no subject agency has submitted written demand for notice and hearing on this application pursuant to Government Code Section 56663(b). Based thereon, the Commission may conduct proceedings for the change of organization or reorganization without notice and hearing.

Waiver of Protest Proceedings: Pursuant to Government Code Section 56663(c), all owners of land within the affected territory have consented to the change of organization, and no private railroad company that is an owner of land within the affected territory has submitted written opposition to a waiver of protest proceedings. To date, no subject agency has submitted written opposition to a waiver of protest proceedings. Based thereon, the Commission may waive protest proceedings.

Conclusion: Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the City of Hawthorne boundary.

Recommended Action:

- 1) Adopt the Resolution Making Determinations Approving and Ordering City of Hawthorne Annexation No. 2010-07.

RESOLUTION NO. 2012-00 RMD

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"CITY OF HAWTHORNE ANNEXATION NO. 2010-07"**

WHEREAS, the City of Hawthorne (the "City") adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission"), pursuant to, Part 3, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the City of Hawthorne, and detachment of same said territory from County Road District No. 2 and County Lighting and Maintenance District 1687 and withdrawal from County Lighting District LLA-1, Unincorporated Zone all within the County of Los Angeles (County); and

WHEREAS, the proposed annexation consists of approximately 1.36 acres of uninhabited territory and is assigned the following distinctive short form designation: "City of Hawthorne Annexation No. 2010-07;" 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 this annexation is that the City views the affected area as blighted, and it is a gateway into the city. The City maintains that annexation would spur development and create a contiguous connection to the City's existing commercial corridor along El Segundo Boulevard; and

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

WHEREAS, on April 11, 2012, at its regular meeting this Commission considered the proposal and the report of the Executive Officer, along with public comment on the proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Pursuant to Government Code Sections 56663(a) and (b), the Commission hereby finds and determines that:
 - a. The owners of land within the affected territory have given their written consent to the change of organization; and
 - b. No subject agency has submitted a written demand for notice and hearing on this proposal.

Based thereon, notice and hearing requirements are waived.

2. The Commission finds that this annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15319(a).
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 1.36 acres, is uninhabited, and is assigned the following short form designation:

“City of Hawthorne Annexation No. 2010-07”

5. City of Hawthorne Annexation No. 2010-07 is hereby approved, subject to the following terms and conditions:
 - a. Annexation of the affected territory described in Exhibits A and B to the City.
 - b. Detachment of the affected territory from County Road District No. 2.

- c. Detachment of affected territory from County Lighting and Maintenance District 1687.
- d. Withdrawal of affected territory from County Lighting District LLA-1, Unincorporated Zone.
- e. Upon the effective date of the annexation, all right, title, and interest of the County, including but not limited to, the underlying fee title or easement where owned by the County, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City .
- f. Upon the effective date of the annexation, the City shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the County: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.
- g. Upon the effective date of the annexation, the City shall do the following: (1) assume ownership and maintenance responsibilities for all drainage devices, storm drains and culverts, storm drain catch basins, appurtenant facilities (except regional Los Angeles County Flood Control District (LACFCD) facilities for which LACFCD has a

recorded fee or easement interest and which have been accepted into the LACFCD system), site drainage, and all master plan storm drain facilities that are within the annexation area and are currently owned, operated and maintained by the County ; (2) accept and adopt the County of Los Angeles Master Plan of Drainage (MPD), if any, which is in effect for the annexation area. Los Angeles County Public Works Department (LACPW) should be contacted to provide any MPD which may be in effect for the annexation area. Deviations from the MPD shall be submitted to the Chief Engineer of LACFCD/Director of LACPW for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts to LACFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACPW, for review and comment.

- h. The City agrees to defend, hold harmless and indemnify LAFCD and/or its agents, officers and employees from any claim, action or proceeding against LAFCD and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCD concerning this proposal or any action relating to or arising out of such approval.
- i. The effective date of the annexation shall be the date of recordation.
- j. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City.
- k. The regular County assessment roll shall be utilized by the City.

- l. The territory will not be taxed for existing bonded indebtedness of the City.
 - m. Except to the extent in conflict with a through l, 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 Section 57325) shall apply to this annexation.
6. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
- a. The territory to be annexed is uninhabited;
 - b. The owner of land within the affected territory has given its written consent to the change of organization; and
 - c. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.

7. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the City of Hawthorne, subject to the terms and conditions contained herein.
8. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution as provided in Government Code Section 56882.

Resolution No. 2012-00RMD

Page 6

PASSED AND ADOPTED this 11th day of April 2012.

Ayes:

Noes:

Absent:

Abstain:

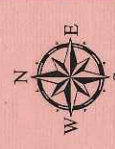
**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**

PAUL NOVAK, Executive Officer

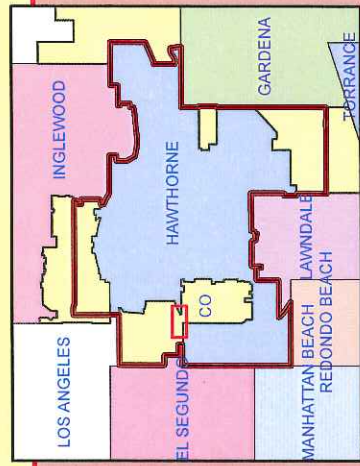


- City of Hawthorne
- Unincorporated County Territory
- Annexation 2010-07
- City of Hawthorne SOI

City of Hawthorne Annexation No. 2010-07



LAFCO
 Local Agency Formation Commission
 For The County of Los Angeles



Staff Report

April 11, 2012

Agenda Item No. 5.c.

Annexation No. 415 to County Sanitation District No. 22

The following item is a proposal requesting annexation of approximately 276.861± acres of uninhabited territory to Los Angeles County Sanitation District No. 22. The District, as the applicant of record, adopted a resolution initiating proceedings on October 26, 2011.

Related Jurisdictional Changes: There are no related jurisdictional changes.

Purpose/Background: The owners of real property within the territory have requested, in writing, that the District provide off-site sewage disposal service.

Proposal Area: The annexation consists of vacant land within a residential area. The territory is being developed to include 61 proposed single-family homes.

Location: The affected territory is located at the terminus of Cataract Avenue approximately 800 feet north of Foothill Boulevard, all within the City of San Dimas.

Factors of Consideration Pursuant to Government Code Section 56668:

- 1. Population:*** The current population is 0. The Estimated Future Population is 178.
- 2. Registered Voters/Landowners:*** F. David & Lynda D. Mc Henry and NJD, Ltd.
- 3. Topography:*** The topography is hillside.
- 4. Zoning, Present and Future Land Use:*** The current zoning is [SF-H] Single-Family Hillside; the present land use is vacant residential.
- 5. Surrounding Land Use:*** The land use in the surrounding territory is agricultural, commercial, open space and residential.
- 6. Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
- 7. Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor Roll Year 2012 is \$3,152,418. The affected agencies have adopted a negotiated tax exchange resolution.

- 8. *Governmental Services and Control, Availability and Adequacy:*** The subject territory is not currently being serviced by the District. However, the area was included in the future service area that might be served by the District and the District's future wastewater management needs were addressed in the Joint Outfall System (JOS) 2010 Master Facilities Plan. The wastewater generated by the proposed project will be treated by the JOS, which is comprised of 6 upstream water reclamation plants and the Joint Water Pollution Control Plant. The District will have adequate capacity to collect, treat, and dispose of the wastewater generated by the subject territory.
- 9. *Effects on Agricultural and Open-Space Lands:*** The annexation territory will not have an effect on agricultural or open space lands.
- 10. *Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership. This proposal does not create any new islands of unincorporated territory.
- 11. *Effects of the Proposal on Adjacent Areas and the County:*** No effects on adjacent areas and the County.
- 12. *Sphere of Influence:*** The affected territory is within the sphere of influence of District No. 22.
- 13. *Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
- 14. *Regional Housing Needs:*** This proposal has no adverse effect on the Regional Housing Needs Allocation for the City since it is a special district proposal.
- 15. *Environmental Justice:*** The proposal will have no adverse effect with respect to the fair treatment of people of all races and income, or the location of public facilities or services.
- 16. *Comments from Affected Agencies:*** There were no comments from affected agencies.
- 17. *Correspondence:*** Staff has received no correspondence regarding this proposal.

CEQA: The Environmental Impact Report certified by the City of San Dimas, as lead agency, is adequate for consideration of this proposal. The Commission is a responsible agency pursuant to State CEQA Guidelines Section 15096.

Waiver of Notice and Hearing: Pursuant to Government Code Section 56663(a) all owners of land within the affected territory have consented to the change of organization. To date, no subject agency has submitted written demand for notice and hearing on this application pursuant to Government Code Section 56663(b). Based thereon, the Commission may conduct proceedings for the change of organization or reorganization without notice and hearing.

Waiver of Protest Proceedings: Pursuant to Government Code Section 56663(c), all owners of land within the affected territory have consented to the change of organization, and to date, no subject agency has submitted written opposition to waiver of the protest proceedings. Based thereon, the Commission may waive protest proceedings.

Conclusion: Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the Los Angeles County Sanitation District No. 22 boundary.

Recommended Action:

- 1) Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 415 to County Sanitation District No. 22.

RESOLUTION NO. 2012-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 415 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 22"

WHEREAS, the County Sanitation District No. 22 adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the "Commission") pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located within the City of San Dimas; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 61 single-family homes; 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 territory consists of 276.861± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 415 to County Sanitation District No. 22"; and

WHEREAS, the Executive Officer has reviewed the proposal and submitted to the Commission a report, including his recommendation thereon; and

WHEREAS, on April 11, 2012, at its regular meeting this Commission considered the proposal and the report of the Executive Officer, along with public comment on the proposal.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Pursuant to Government Code Section 56663(a) and (b), the Commission hereby finds and determines that:
 - a. The owners of land within the affected territory have given their written consent to the change of organization; and
 - b. No subject agency has submitted a written demand for notice and hearing on this proposal.

Based thereon, notice and hearing requirements are waived.

2. Acting in its role as a responsible agency with the respect to Annexation No. 415, and under State CEQA Guidelines Section 15096, the Commission certifies that it has independently considered and reached its own conclusions regarding the environmental effects of the project and the General Plan Environmental Impact Report certified by the City of San Dimas, and has determined that the document adequately addresses the environmental impacts of the project. The Commission also finds that it has complied with the requirements of CEQA with respect to the process for a responsible agency, and hereby adopts by reference the environmental findings mitigation monitoring report, and statement of overriding considerations previously adopted by the lead agency in connection with its approval of the project.

3. Annexation No. 415 to the County Sanitation District No. 22 is hereby approved subject to the following terms and conditions:
 - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the District may legally impose.
 - b. The regular County assessment roll is utilized by the District.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the District.
 - d. Except to the extent in conflict with a through c, 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 Section 57325) shall apply to this annexation.
4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
 - a. The territory to be annexed is uninhabited;
 - b. The owners of land within the affected territory have given their written consent to the change of organization; and
 - c. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.

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

PASSED AND ADOPTED 11th day of April 2012.

Ayes:

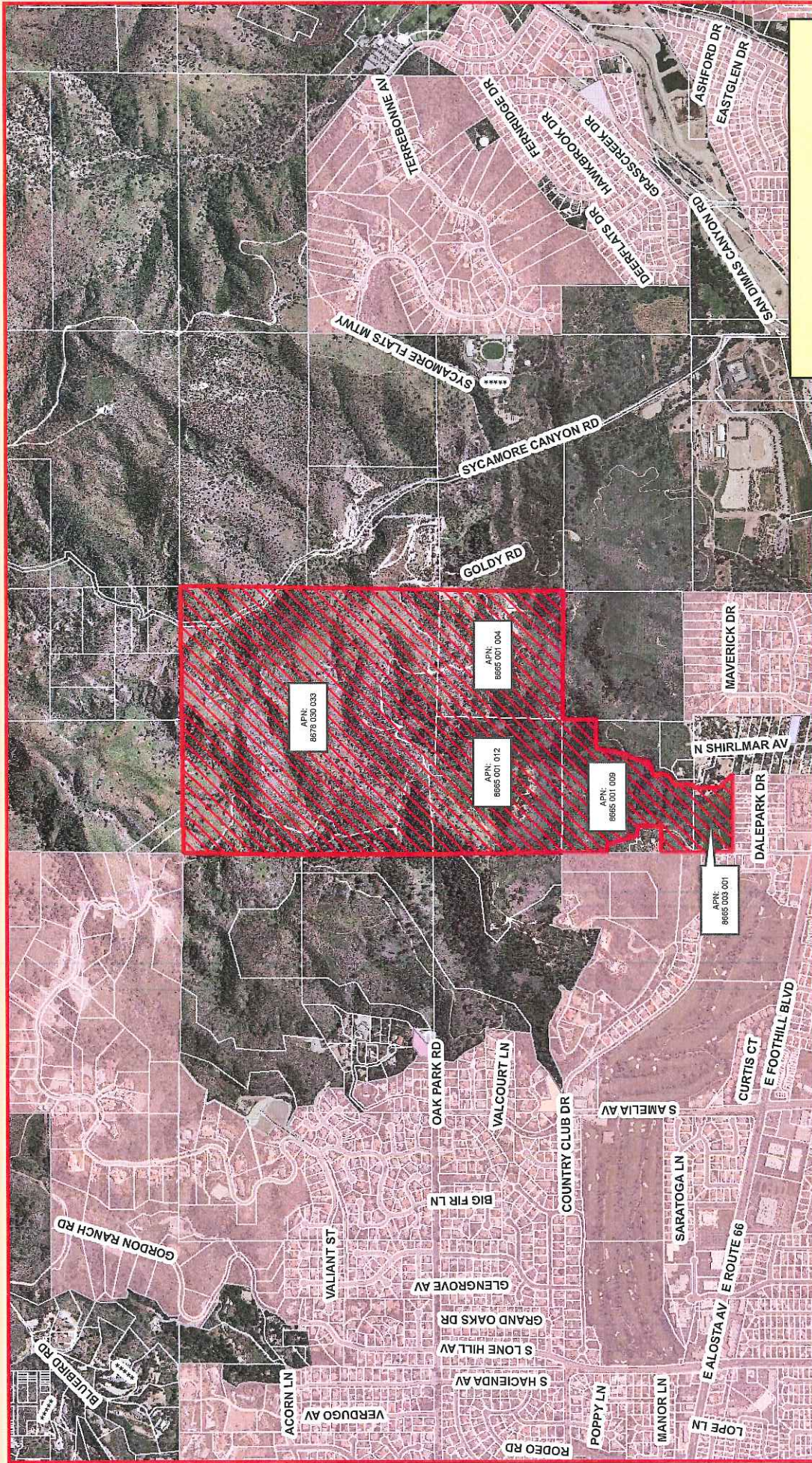
Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, Executive Officer

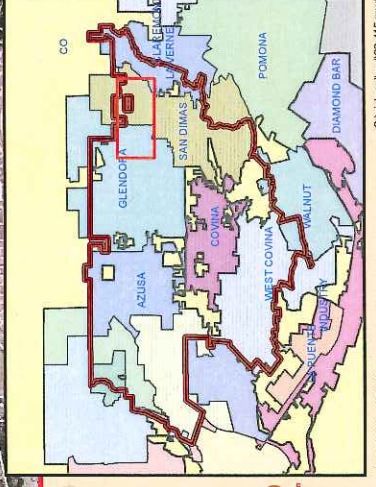


Annexation No. 415 County Sanitation District No. 22

- Los Angeles County
Sanitation District No. 22
- City of San Dimas
- CSD Annexation 22-415
- Sphere of Influence, CSD 22



LAFCO
Local Agency Formation Commission
for The County of Los Angeles



Staff Report

April 11, 2012

Agenda Item No. 6.a.

Appointment of Alternate to the Public Member

Section 56326 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 provides that LAFCO shall have a member “representing the general public appointed by the other members of the commission.” Commissioner Henri Pellissier serves as the Public Member. He is currently serving a four-year term which expires on May 4, 2015.

Section 56331 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 provides that “the commission may also appoint one alternate public member who may serve and vote in place of a regular public member who is absent or who disqualifies himself or herself from participating in a meeting of the commission.”

On September 14, 2011, the Commission appointed Gerard McCallum to fulfill the remaining term of Kenneth Chappell, who had passed away. Mr. McCallum’s current term ends on May 7, 2012.

It would be appropriate for the Chair to entertain a motion (or motions) from the Commission to:

- Re-appoint Gerard McCallum to the position of Alternate to the Public Member for the term which expires on May 2, 2016; OR
- Nominate and appoint an Alternate to the Public Member for the term expiring on May 2, 2016.

Staff Report

April 11, 2012

Agenda Item No. 6.b.

Adoption of Check-Signing Policy

At your April 14th meeting, the Commission considered and provided input concerning a draft Check-Signing Policy. At that meeting the Commission directed staff to agendize the policy for the April 11th meeting.

Recommended Action:

1. Adopt the Check-Signing Policy, attached.

Check Signing Policy
(Adopted April 11, 2012)

The following individuals are authorized to sign checks on behalf of LAFCO:

- Commission Officers:
 - Chair;
 - First Vice-Chair; and
 - Second Vice Chair;
- LAFCO Staff:
 - Executive Officer; and
 - Deputy Executive Officer.

Signing of checks shall be authorized as follows:

- For checks of \$5,000.00 or more, two signatures shall be required, at least one of which shall be an officer of the Commission;
- For checks in excess of \$500.00, but less than \$5,000.00, two signatures shall be required;
- For two or more checks to a single payee totaling in excess of \$5,000.00, in one calendar month, two signatures shall be required, at least one of which shall be an officer of the Commission;
- For checks of \$500.00 or less, one signature shall be required;
- All checks signed in any given month shall be reported on the next available LAFCO agenda under the “Operating Account and Check Register” item; and
- Individuals shall not be a signatory for a check to which he or she is the payee (i.e., reimbursement checks for expenses incurred).

Staff Report

April 11, 2012

Agenda Item No. 6.c.

Consideration of Award of Consultant Contract for Preparation of a Municipal Service Review of Huntington Municipal Water District, Palmdale Water District and Sativa Water District

Agenda Item No. 6.c is a request to award a contract to Hogle-Ireland, Inc. for the preparation of a municipal service review of the Huntington Municipal Water District, Palmdale Water District, and Sativa Water District.

Background: Staff is working on the preparation of several municipal service reviews (MSR) for Round 2 of LAFCO's MSR processing. Staff determined that a service review would be needed for the Huntington Municipal Water District, Palmdale Water District, and Sativa Water District as part of Round 2.

Previous Award: On October 12, 2011, the Commission voted to award a contract to GEI Consultants to prepare this MSR. Subsequent to the Commission's determinations, GEI notified LAFCO that it was unable to complete this work.

Request for Proposal (RFP): On February 23rd, 2012, LAFCO issued an RFP to over twenty qualified consulting firms throughout California. The RFP was also posted on LAFCO's website. Each firm was required to demonstrate experience with preparing service reviews as well as demonstrating experience with the Cortese-Knox-Hertzberg Local Government Act of 2000. Five firms responded to the RFP: Dahl Consultants; GST Consulting; Hogle-Ireland, Inc.; E Mulberg & Associates; and Policy Consulting Associates. The not-to-exceed proposals ranged in price from \$26,640 to \$99,305.

Evaluation Criteria: The proposals were evaluated based upon their response to the following provisions of the RFP:

1) EXPERIENCE AND ORGANIZATIONAL RESOURCES

- Firm experience with municipal finance / budget analysis
- Firm experience with governmental organization analysis and methods
- Experience / qualifications of key project personnel / resumes
- Knowledge of Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 Act/role and function of LAFCO
- Experience with conducting municipal service reviews or similar projects within last ten years
- Experience with presentations to the public / stakeholders, public relations capability
- Firm resources
- References

2) APPROACH TO CONTRACT REQUIREMENTS

- Willingness to agree to standard contractual provisions
- Demonstrated understanding of tasks
- Approach to project / Scope of Work / Work Plan
- Allocation of costs / firm resources amongst tasks
- Support to LAFCO for meetings / public hearings
- Overall project schedule
- Understanding of role of consultant in assisting the Executive Officer in recommending boundary determinations
- Number of hours allocated in producing municipal service review report
- Time spent by key personnel on the project as compared to time spent by other consultant personnel on the project
- Sufficiency of resources dedicated to project in comparison to price

3) PRICE

Review Panel: A review panel consisting of four individuals was formed to evaluate the proposals. The panel included LAFCO's Executive Officer, Deputy Executive Officer, and Senior Government Analyst, as well as the assistant general manager of a municipal water agency.

Each category was assigned a maximum number of points that could be awarded: Experience and Organizational Resources was assigned a maximum of 400 points (40%); Approach to Contract Requirements was assigned a maximum of 200 points (20%); and Price was assigned the highest point value of 400 points (40%). Based upon the criteria outlined in the RFP, Hogle-Ireland, Inc. was unanimously selected by all four panel members.

Qualifications of Consulting Firm: Hogle-Ireland has expertise in financial analysis, benchmarking, governance, rate making, infrastructure improvement, and long term planning of water agencies.

Recommended Action:

- 1) Award Contract to Hogle-Ireland, Inc. for preparation of a municipal service review of the Huntington Municipal Water District, Palmdale Water District, and Sativa Water District.
- 2) Authorize the Executive Officer to execute a contract with Hogle-Ireland, Inc., after approval as to form by Legal Counsel, for the preparation of a municipal service review of Huntington Municipal Water District, Palmdale Water District, and Sativa Water District at the not-to-exceed rate of \$89,998.00.