

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

Wednesday, August 8, 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.

1. **CALL MEETING TO ORDER**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN GLADBACH**
3. **DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)**
4. **SWEARING-IN OF SPEAKER(S)**
5. **PUBLIC HEARINGS**
 - a. City of Santa Clarita Annexation 2011-22 North Copperhill **(To be Continued to October 10, 2012).**
 - b. Los Angeles County Sanitation District No. 14 – Annexation No. 367.
 - c. Los Angeles County Sanitation District No. 14 – Annexation No. 408.
 - d. Los Angeles County Sanitation District No. 21 – Annexation No. 718.
 - e. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 1011.
 - f. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 1016.

6. **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 Palmdale Annexation No. 2011-09.
- b. Approve Minutes of July 11, 2012.
- c. Operating Account Check Register for the month of July 2012.
- d. Receive and file update on pending applications.

7. **OTHER ITEMS**

- a. Los Angeles County Employee Retirement Association (“LACERA”) Participation Agreement and Tax Implementation Provision.
- b. Procedures To Review Responses To As-Needed Alternate Legal Counsel Request for Statement of Qualifications.
- c. Position Descriptions and Salary Ranges.
- d. Deputy Executive Officer Compensation (No written staff report).

8. **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.

9. **EXECUTIVE OFFICER’S REPORT**

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

10. **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.

11. **FUTURE MEETINGS**

September 12, 2012
October 10, 2012
November 14, 2012
December, 12, 2012

12. **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.

NOTICE OF CLOSED SESSION

CS-1 PUBLIC EMPLOYMENT (Government Code § 54957)

Title: As-Needed Alternate Legal Counsel

CS-2 PUBLIC EMPLOYMENT (Government Code § 54957)

Title: Deputy Executive Officer

CS-3 CONFERENCE WITH LABOR NEGOTIATORS (Government Code § 54957.6)

Agency Designated Representatives: Jerry Gladbach

Unrepresented Employee: Deputy Executive Officer

13. **ADJOURNMENT MOTION**

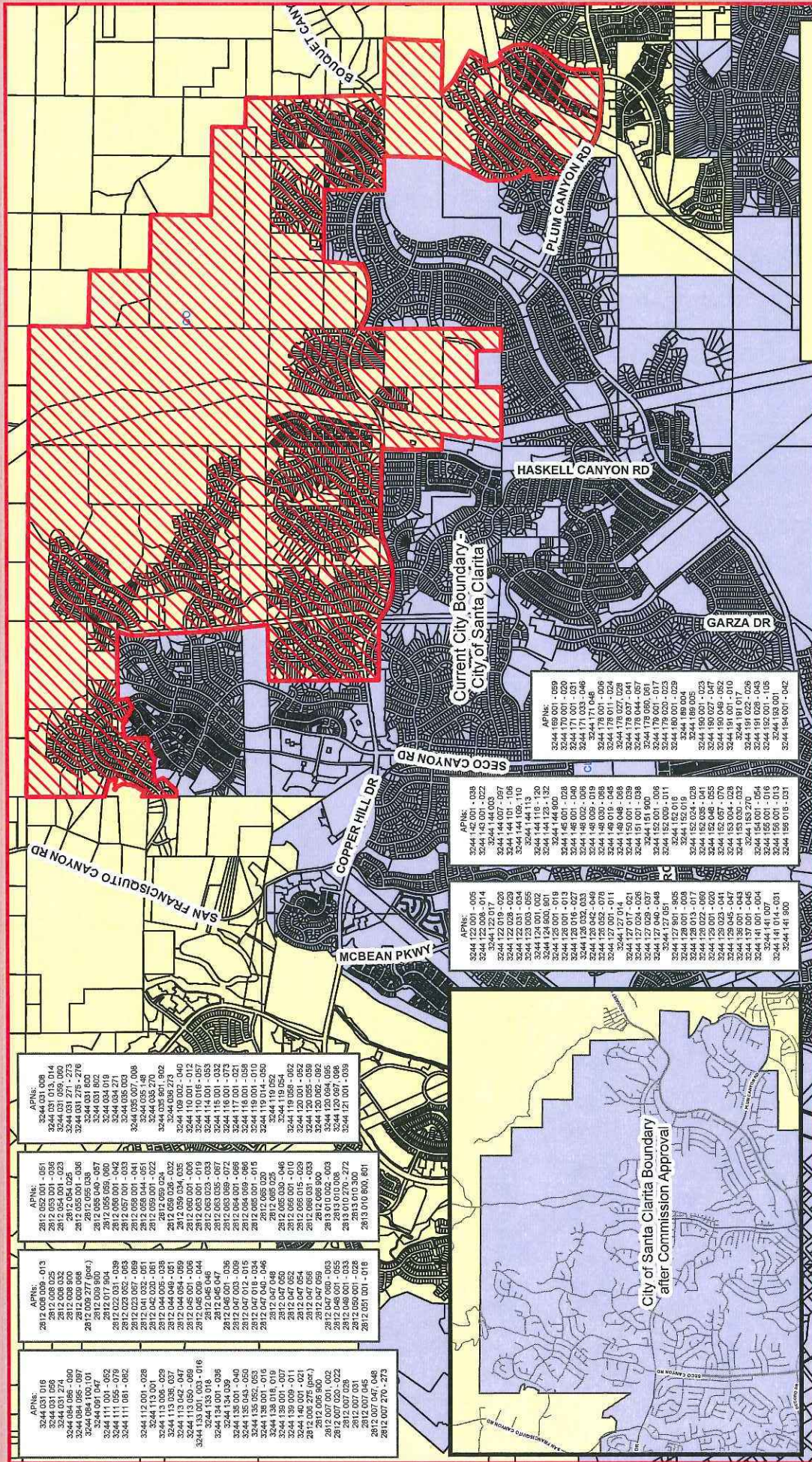
Staff Report

August 8, 2012

Agenda Item No. 5.a.

**City of Santa Clarita
Annexation No. 2011-22
(North Copperhill)**

Agenda Item No. 5.a. is continued until the October 10, 2012 Commission Meeting. Staff is currently working with the County to determine if Greater Los Angeles County Vector Control District can be processed as a related jurisdictional change.



Staff Report

August 8, 2012

Agenda Item No. 5.b.

Annexation No. 367 to County Sanitation District No. 14

The following item is a proposal requesting annexation of approximately 30.140± 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 June 25, 2008.

Related Jurisdictional Changes: There are no related jurisdictional changes.

Purpose/Background: The application was submitted by the property-owner in on June 21, 2010. At the time of submittal, the owner of the subject property requested, in writing, that the District provide off-site sewage disposal service. Since that original application, the subject property has transferred ownership. Because the current owner of record has not provided written consent, the application must be considered at a noticed public hearing and LAFCO must conduct protest proceedings.

Proposal Area: The annexation consists of vacant land and is located within a vacant residential area. The territory is being developed to include 98 proposed single-family homes within a vacant residential area.

Location: The affected territory is located on Avenue L at its intersection with 55th Street West, all within the City of Lancaster ("City").

Factors For Consideration Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 0.
2. ***Registered Voters/Landowners:*** There are numerous owners of record. As of June 1, 2010, there were no registered voters.
3. ***Topography:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [R-7000] Single-Family Residential and [R-10000]; Single-Family Residential. The present land use is vacant land use. The proposed land use is residential.
5. ***Surrounding Land Use:*** The land use in the surrounding territory is vacant 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 \$2,887,000. The affected agencies have adopted a negotiated tax exchange resolution.

- 8. *Governmental Services and Control, Availability and Adequacy:*** The subject territory is not currently 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 Lancaster Water Reclamation Plant (LWRP) 2020 Facilities Plan. The wastewater generated by the proposed project will be treated at the LWRP. The District will have adequate capacity to collect, treat, and dispose of the wastewater anticipated to be 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 City of Lancaster adopted Mitigated Negative Declarations (MNDs) for the subject property on June 20, 2005. The MND for both the proposed 45-unit subdivision and the proposed 58-unit subdivision contemplated annexation of the subject properties into County Sanitation District 14.

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. 367 to County Sanitation District No. 14.
4. Pursuant to Government Code Section 57002, set October 10, 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. 367 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 Lancaster; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 98 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 30.140± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 367 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 August 8, 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. 367, 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 Lancaster for approval of Tentative Tract Map No. 061040 and 061041 for the 98 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 measures previously adopted by the lead agency in connection with its approval of the project.
2. Annexation No. 367 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 October 10, 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 8th day of August 2012.

Ayes:

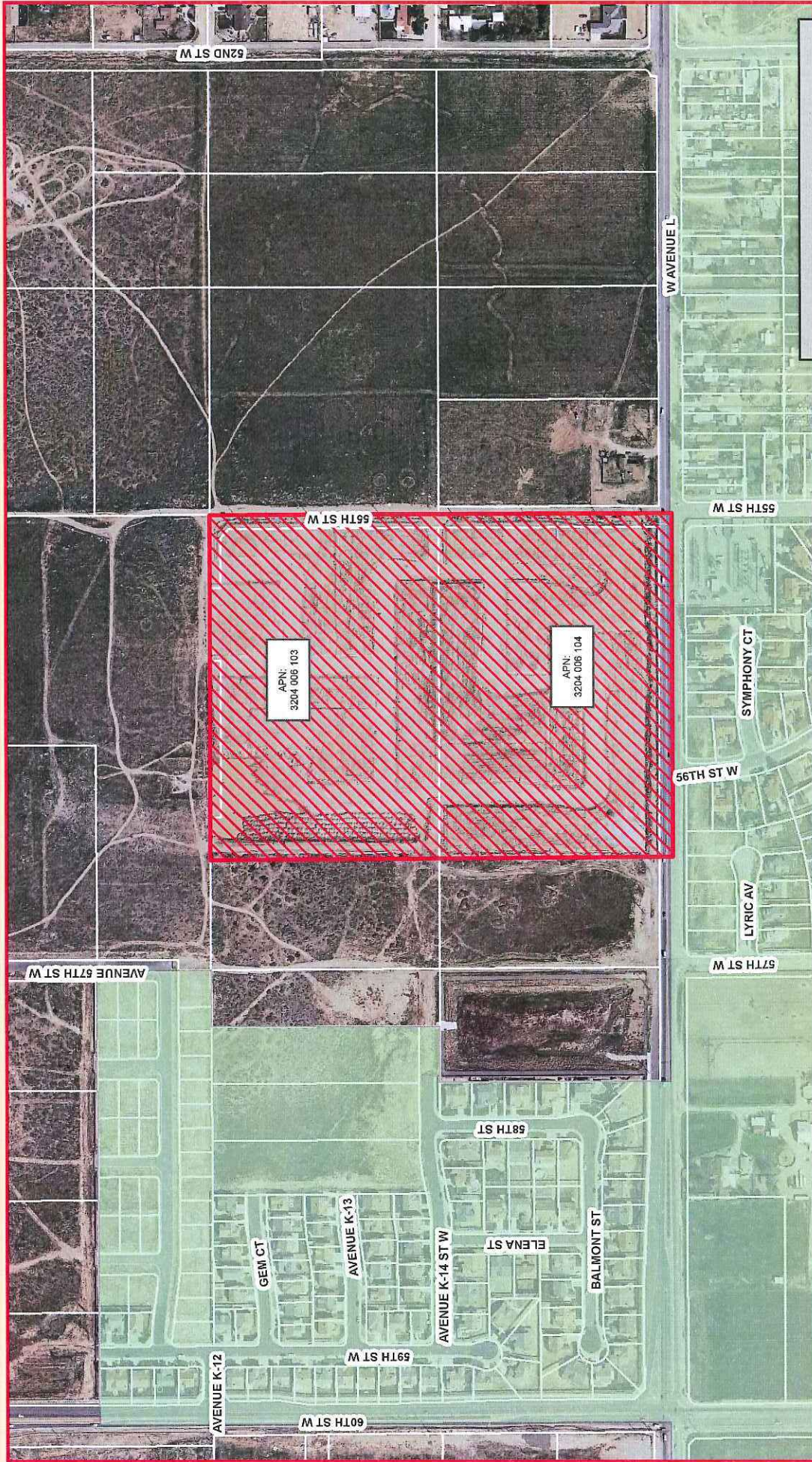
Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, AICP Executive Officer



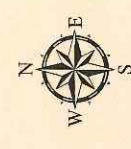
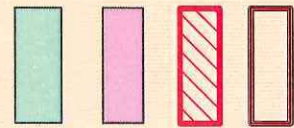
Los Angeles County
Sanitation District No. 14

City of Lancaster

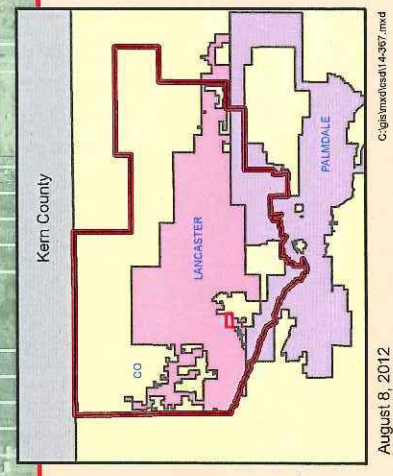
CSD Annexation 14-367

Sphere of Influence, CSD 14

Annexation No. 367 County Sanitation District No. 14



LAFCO
Local Agency Formation Commission
for the County of Los Angeles



Staff Report

August 8, 2012

Agenda Item No. 5.c.

Annexation No. 408 to County Sanitation District No. 14

The following item is a proposal requesting annexation of approximately 5.000± 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 July 28, 2010.

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 a 75- unit apartment complex.

Location: The affected territory is located on Colombia Way between 67th Street West and 70th Street West, all within the unincorporated area of Los Angeles County.

Factors For Consideration Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 47. The estimated future population is 150 per the applicant.
2. ***Registered Voters/Landowners:*** Lancaster RHF Housing, Inc. As of August 13, 2010 there were 8 registered voters.
3. ***Topography:*** The topography is flat.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [A-1-5000]; Light Agricultural. 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 \$5,972,423. 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 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 Los Angeles County Board of Supervisors adopted a Negative Declaration on September 2, 2009 for the proposed project (a 75-unit apartment complex), which is adequate for consideration of this proposal. Los Angeles County Department of Public Works reviewed and approved a Sewer Area Study and concluded that no mitigation measures were needed.

Conclusion: Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the Los Angeles 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. 408 to County Sanitation District No. 14.
4. Pursuant to Government Code Section 57002, set October 10, 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. 408 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 unincorporated area of Los Angeles County; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for a 75-unit apartment complex; 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 5.000± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 408 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 August 8, 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. 408, 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 Negative Declaration adopted by the Los Angeles County Department of Regional Planning for approval of project No. R2005-03443-(5) for the 75-unit apartment complex, 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. Annexation No. 408 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 October 10, 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 8th day of August 2012.

Ayes:

Noes:


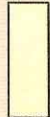


Absent:

Abstain:

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

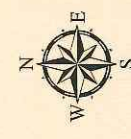
PAUL A. NOVAK, AICP Executive Officer



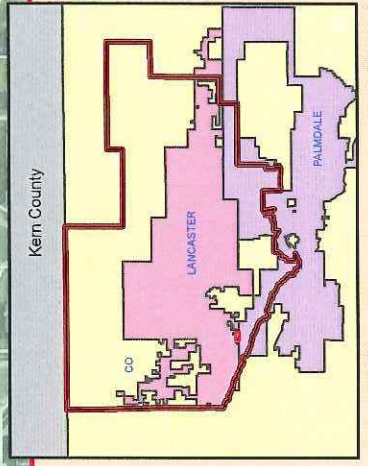
-  Los Angeles County Sanitation District No. 14
-  Unincorporated County Territory
-  CSD Annexation 14-408
-  Sphere of Influence, CSD 14

Annexation No. 408

County Sanitation District No. 14



LAFCO
Local Agency Formation Commission
For The County of Los Angeles



August 8, 2012
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Staff Report

August 8, 2012

Agenda Item No. 5.d.

Annexation No. 718 to County Sanitation District No. 21

The following item is a proposal requesting annexation of approximately 4.417± acres of uninhabited territory to Los Angeles County Sanitation District No. 21. 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 application was submitted on May 25, 2010, on behalf of the original subdivider of the property. Since that time, the development has been constructed, and there are now 10 separate property-owners. Because LAFCO has not received written consent from all 10 property-owners, the application must be considered at a noticed public hearing and LAFCO must conduct protest proceedings.

Proposal Area: The annexation consists of nine single-family homes and is located within a residential area. The territory is being developed to include one proposed single-family home within a residential area.

Location: The affected territory is located on Los Altos Drive approximately 900 feet southwest from its intersection with Turnbull Canyon Road, all within the unincorporated area of Los Angeles.

Factors For Consideration Pursuant to Government Code Section 56668:

1. ***Population:*** The current population is 45.
2. ***Registered Voters/Landowners:*** There are numerous owners of record. As of December 17, 2009, there were no registered voters.
3. ***Topography:*** The topography is gently sloping.
4. ***Zoning, Present and Future Land Use:*** The current zoning is [R-A-15000] Residential-Agricultural. 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 \$10,924,859. 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 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.
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. 21.
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 County of Los Angeles adopted a Negative Declarations for the subject property on September 25, 2001. The Negative Declaration for a proposed 10-unit subdivision contemplated annexation of the subject property into County Sanitation District 21.

Conclusion: Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the Los Angeles County Sanitation District No. 21 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. 718 to County Sanitation District No. 21.
4. Pursuant to Government Code Section 57002, set October 10, 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. 718 TO
LOS ANGELES COUNTY SANITATION DISTRICT NO. 21"

WHEREAS, the County Sanitation District No. 21 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 Unincorporated area of Los Angeles; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for one 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 4.417± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 718 to County Sanitation District No. 21"; and

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

WHEREAS, on August 8, 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. 718, 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 Negative Declaration adopted by Los Angeles County for approval of Tentative Tract Map No. 53150 for the 1 proposed single-family home, 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. Annexation No. 718 to the County Sanitation District No. 21 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 October 10, 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 8th day of August 2012.

Ayes:

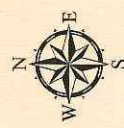
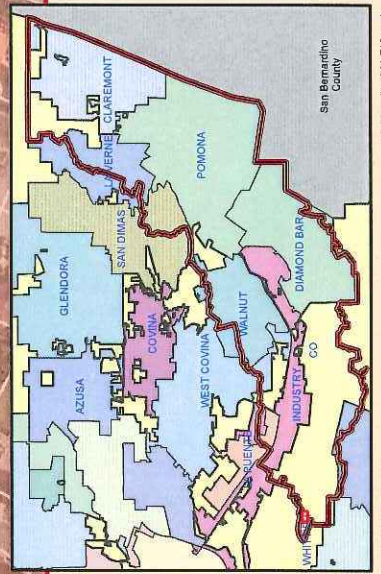
Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, AICP Executive Officer

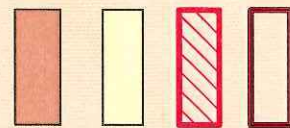


LAFCO
Local Agency Formation Commission
For The County of Los Angeles

Annexion No. 718 County Sanitation District No. 21



- Los Angeles County
- Sanitation District No. 21
- Unincorporated County Territory
- CSD Annexion 21-718
- Sphere of Influence, CSD 21



Staff Report

August 8, 2012

Agenda Item No. 5.e.

Annexation No. 1011 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)

The following item is a proposal requesting annexation of approximately 63.941± acres of inhabited territory to the SCVSD. The District, as the applicant of record, adopted a resolution initiating proceedings on February 14, 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. Because the subject territory is inhabited, the application must be considered at a noticed public hearing and the Commission must conduct protest proceedings.

Proposal Area: The territory consists of one single-family home and three mobile home parks (total of 251 units) and is located within a residential area.

Location: The affected territory has 2 parcels. Parcel 1 is located on Sierra Highway at its intersection with Sand Canyon Road; Parcel 2 is located on Vasquez Canyon Road approximately 700 feet northwesterly of its intersection with Sierra Highway, all within the unincorporated area of Los Angeles County.

Factors For Consideration Pursuant to Government Code Section 56668:

- 1. *Population:*** The current population is 658.
- 2. *Registered Voters/Landowners:*** There are numerous owners of record. As of July 27, 2009 there were 304 registered voters.
- 3. *Topography:*** The topography is slightly sloping.
- 4. *Zoning, Present and Future Land Use:*** The current zoning is [A-1-6000-DP] Light Agricultural and [A-1-10000-DP] light Agricultural. 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 \$3,511,395. 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 SCVSD. The area was included in the future service area that might be served by the SCVSD and the SCVSD's future wastewater management needs were addressed in the 2015 Santa Clarita Valley Joint Sewerage Facilities Plan and EIR. The wastewater generated by the annexation is being treated by the Santa Clarita Valley Joint Sewerage System, which is comprised of the Saugus and Valencia Water reclamation plants. The SCVSD 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 the SCVSD.
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 affected territory 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 existing structures developed to the density allowed by the current zoning. Staff of the County Sanitation Districts adopted a Categorical Exemption on January 31, 2001.

Conclusion: Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the Santa Clarita Valley Sanitation District of Los Angeles County 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. 1011 to the SCVSD.
4. Pursuant to Government Code Section 57002, set October 10, 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. 1011 TO
SANTA CLARITA VALLEY SANITATION DISTRICT
OF LOS ANGELES COUNTY (SCVSD)"

WHEREAS, the SCVSD 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 City of Santa Clarita; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for one single-family home and three mobile home parks (total of 251 units); 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 63.941± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 1011 to the SCVSD"; and

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

WHEREAS, on August 8, 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 this 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. 1010 to the SCVSD 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 SCVSD may legally impose.
 - b. The regular County assessment roll is utilized by the SCVSD.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the SCVSD.
 - 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 October 10, 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 8th day of August 2012.

Ayes:

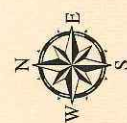
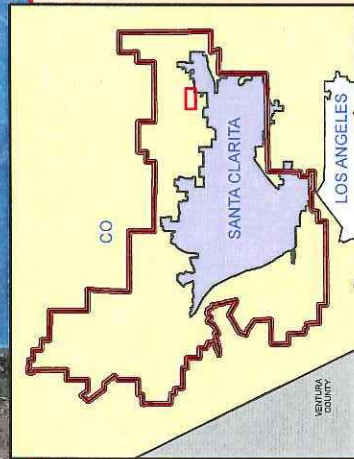
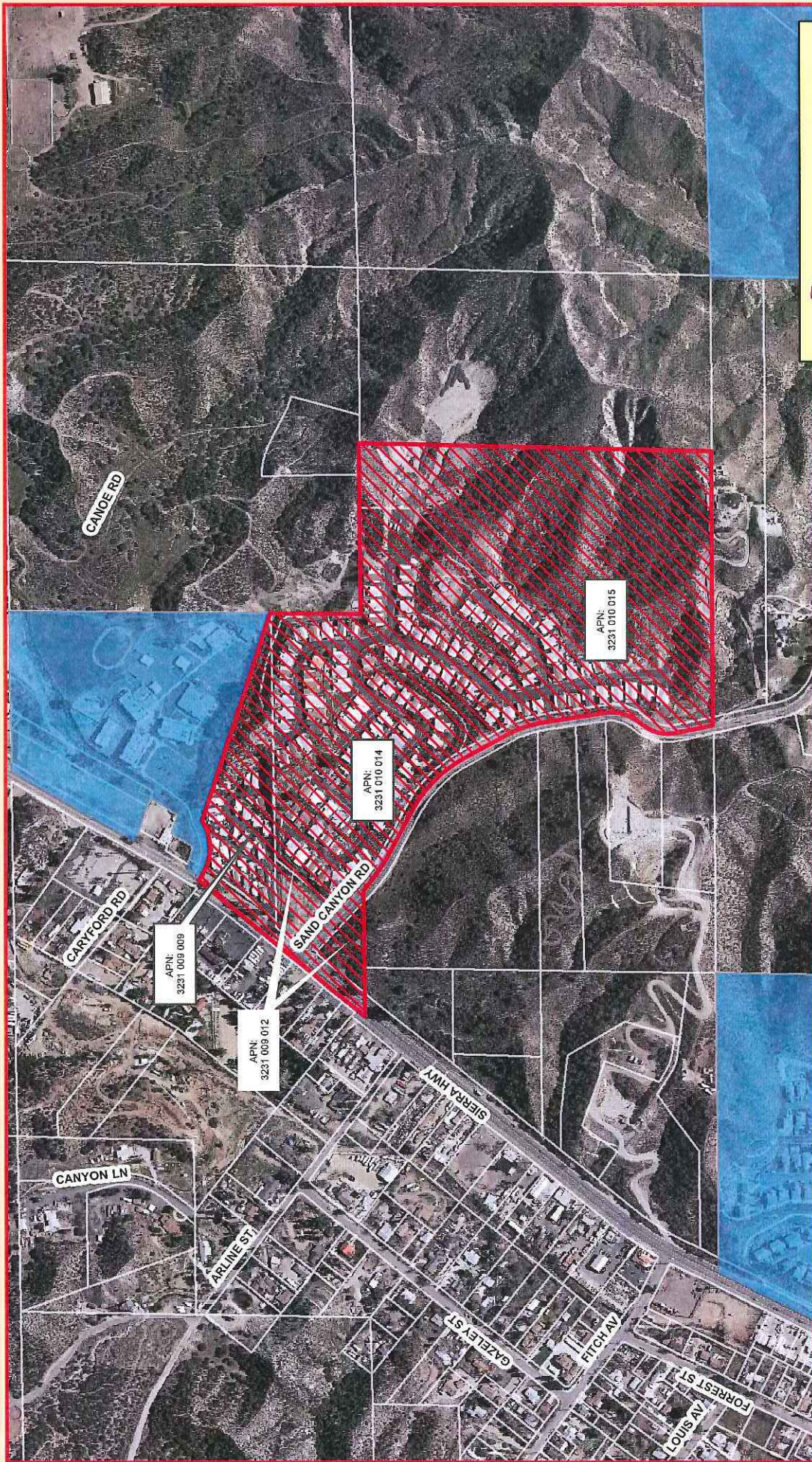
Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, Executive Officer



LAPCO
Local Agency Public Works Association
For the County of Los Angeles

Annexation No. 1011 Santa Clarita Valley Sanitation District of Los Angeles County



Santa Clarita Valley Sanitation District
of Los Angeles County

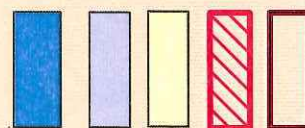
City of Santa Clarita

Unincorporated County
Territory

CSD Annexation SCV-1011

Sphere of Influence,

Santa Clarita Valley CSD



Staff Report

August 8, 2012

Agenda Item No. 5.f.

Annexation No. 1016 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)

The following item is a proposal requesting annexation of approximately 10.141± acres of uninhabited territory to the SCVSD. The District, as the applicant of record, adopted a resolution initiating proceedings on March 14, 2007.

Related Jurisdictional Changes: There are no related jurisdictional changes.

Purpose/Background: The original landowner of real property within the affected territory — who was developing a 55-unit condominium project at the time—requested, in writing, that the District provide off-site sewage disposal service. Since that time, the property has been developed to include 55 proposed condominiums, and there are now multiple owners. Because LAFCO has not received written consent from all property-owners, the application must be considered at a noticed public hearing and the Commission must conduct protest proceedings.

Proposal Area: The subject property is developed with an existing 55-unit condominium building.

Location: The affected territory is located on Sierra Highway approximately 1,900 feet north of Soledad Canyon Road, all within the City of Santa Clarita.

Factors for Consideration Pursuant to Government Code Section 56668:

- 1. *Population:*** The current population is 0.
- 2. *Registered Voters/Landowners:*** There are numerous owners of record. As of September 3, 2009 there were no registered voters.
- 3. *Topography:*** The topography is flat to hilly.
- 4. *Zoning, Present and Future Land Use:*** The current zoning is [RM]; Rural Moderate. The present land use is vacant. The proposed land use is residential.
- 5. *Surrounding Land Use:*** The land use in the surrounding territory is commercial 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 \$2,687,991. 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 SCVSD and the SCVSD's future wastewater management needs were addressed in the 2015 Santa Clarita Valley Joint Sewerage Facilities Plan and EIR. The wastewater generated by the proposed project will be treated by the Santa Clarita Valley Joint Sewerage System, which is comprised of the Saugus and Valencia Water reclamation plants. The SCVSD 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 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 the SCVSD.
- 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 City of Santa Clarita adopted a Mitigated Negative Declaration on July 5, 2005 for the proposed 55-unit project, which is adequate for consideration of this proposal. The MND contemplated service by the Santa Clarita Valley County Sanitation District and concluded that the project would have no significant wastewater-related impacts.

Conclusion: Staff recommends approval of this annexation request. The annexation is a logical and reasonable extension of the Santa Clarita Valley Sanitation District of Los Angeles County 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. 1016 to the SCVSD.
4. Pursuant to Government Code Section 57002, set October 10, 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. 1016 TO
SANTA CLARITA VALLEY SANITATION DISTRICT
OF LOS ANGELES COUNTY (SCVSD)"

WHEREAS, the SCVSD 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 City of Santa Clarita; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for 55 proposed condominiums; 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 10.141± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 1016 to the SCVSD"; and

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

WHEREAS, on August 8, 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. 1016, 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 Santa Clarita, 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. 1016 to the SCVSD 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 SCVSD may legally impose.
 - b. The regular County assessment roll is utilized by the SCVSD.
 - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the SCVSD.
 - 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 October 10, 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 8th day of August 2012.

Ayes:

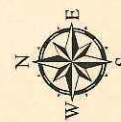
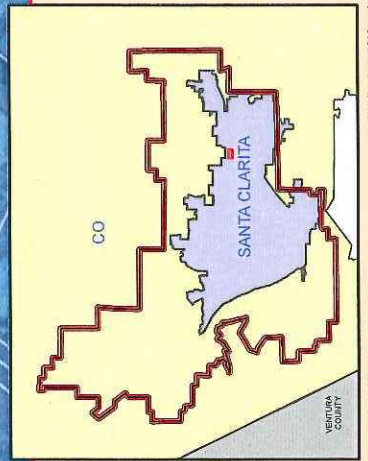
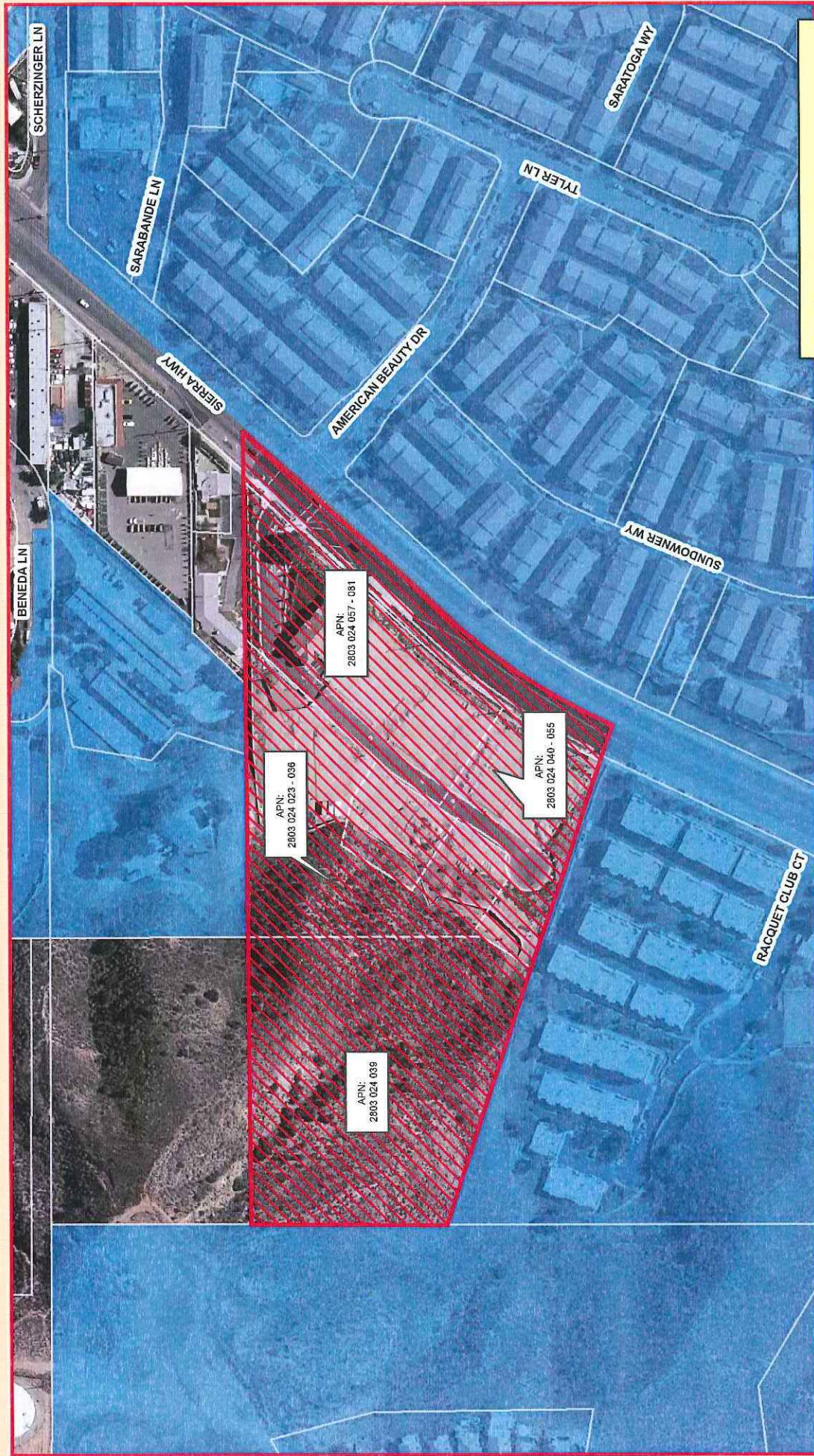
Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, Executive Officer



LAFCO
 Local Agency Formation Commission
 for the County of Los Angeles

Annexation No. 1016 Santa Clarita Valley Sanitation District of Los Angeles County

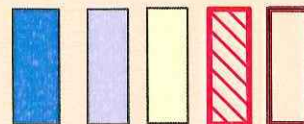


Santa Clarita Valley Sanitation District
 of Los Angeles County

City of Santa Clarita
 Unincorporated County
 Territory

CSD Annexation SCV-1016

Sphere of Influence,
 Santa Clarita Valley CSD



Staff Report

August 8, 2012

Agenda Item No. 6.a.

City of Palmdale Annexation No. 2011-09

The following is a proposal requesting annexation of approximately 44 acres of uninhabited territory to the City of Palmdale. The applicant of record is the City of Palmdale, having initiated the request through the adoption of the resolution of application, Resolution No. CC 2011-056, on May 4, 2011.

Related Jurisdictional Changes: The related jurisdictional changes as a result of this request include: detachment from County Lighting and Maintenance District 1687 and County Road District No. 5, and withdrawal from County Lighting District LLA-1, Unincorporated Zone.

Background: The proposed annexation consists of four parcels of vacant land, all of which are owned by Granite Construction Company.

Purpose of the Request: The affected territory is adjacent to a 236-acre active mining operation within the City of Palmdale. The request for annexation will expand the mining operation and the City boundary by 44 acres.

Location: The affected territory is generally located north of Pearblossom Highway, between 70th Street and 72nd Street East, in the unincorporated community known as Littlerock.

Factors For Consideration Pursuant to Government Code Section 56668:

- 1. Population and Growth:*** The affected territory is not populated. No future population is anticipated.
- 2. Registered Voters/Landowners:*** As of October 31, 2011, the County Registrar Recorder - County Clerk certified that there were no registered voters residing within the affected territory. There is one landowner.
- 3. Topography:*** The topography of the affected territory is relatively flat terrain and lies within the alluvial fan of the Littlerock Wash.
- 4. Zoning, Present and Future Land Use:*** The affected territory consists of vacant land. The current land use designation is N-1 Non-Urban and the zoning designation is A-2 Heavy Agriculture. The proposed city land use designation is SP-14 Specific Plan- Eastside Quarry-Proposed.

5. ***Surrounding Land Use:*** Land uses north and east of the proposed annexation area are existing mining operations; to the south and west is Non-Urban vacant land.
6. ***Pre-zoning and Conformance with the General Plan:*** Pursuant to the requirements of Government Code Section 56375(a)(7), the City of Palmdale General Plan was adopted by the Palmdale City Council on January 25, 1993. The affected territory is pre-zoned QE PZ (Quarry and Reclamation Pre-Zone). The pre-zoning designation of the affected territory is in conformance with the City of Palmdale General Plan.
7. ***Regional Transportation and General Plan Consistency:*** The proposal is not expected to have any effect on the Regional Transportation Plan. With regards to the requirements of Government Code Section 65080, the affected territory is consistent with the *City of Palmdale General Plan*.
8. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor roll year 2011 is \$1,496,041. 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	City of Palmdale
Park and Recreation	County	City of Palmdale
Planning	County	City of Palmdale
Police	County Sheriff	Same
Road Maintenance	County	City of Palmdale
Solid Waste	County-Private hauler	City of Palmdale – Private Hauler
Street Lighting	County	City of Palmdale
Water	Littlerock Irrigation District	Same
Wastewater	Littlerock Irrigation District	Same

The County will continue to provide animal control and flood control to the annexation area. Upon approval of the annexation request, the City of Palmdale will provide library services, park and recreation, planning, 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, police, 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 Palmdale 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 Palmdale will assume responsibility for funding and providing these services.

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. The affected territory involves vacant land that is not used for agricultural purposes, nor does it enjoy any open-space designation.
- 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:* The affected territory is within Littlerock Creek Irrigation District. There is no change in water service.

16. *Regional Housing Needs:* The proposed annexation has no impact on the achievement of a fair share of regional housing needs of the City or County. The affected territory is currently vacant and the proposed use is non-residential.

17. *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.

There are no disadvantaged communities in the vicinity of the affected territory.

18. *Comments from Affected Agencies:* LAFCO received comments from all the affected agencies with regards to this proposal. No significant issues were noted.

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

20. *CEQA:* The Mitigated Negative Declaration adopted by the City of Palmdale on May 4, 2011 is adequate for consideration of this proposal.

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. No affected local agency submitted a written demand for a notice and hearing pursuant to Government Code Section 56663(b). Also, 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. 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 Palmdale boundary.

Recommended Action:

1. Adopt the Resolution Making Determinations Approving and Ordering “City of Palmdale Annexation No. 2011-09”.

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 PALMDALE ANNEXATION NO. 2011-09"

WHEREAS, the City of Palmdale (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 Palmdale, and detachment of same said territory from County Road District No. 5 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 44 acres of uninhabited territory and is assigned the following distinctive short form designation: "City of Palmdale Annexation No. 2011-09"; 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 expansion of mining operations; and

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

WHEREAS, on August 8, 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. All owners of land within the affected territory have given their written consent to the change of organization; and
 - b. No subject agency has submitted written opposition to a waiver of notice and hearing requirements.

Based thereon, notice and hearing requirements are waived.

2. The Commission, acting in its role as a responsible agency with respect to Annexation No. 2011-09 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 Mitigated Negative Declaration adopted by the City of Palmdale, as lead agency, and has determined that the document adequately addresses the environmental impacts of the proposed project. The Commission 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 measures, previously adopted by the City of Palmdale, 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 44 acres, is uninhabited, and is assigned the following short form designation:

"City of Palmdale Annexation No. 2011-09"

5. City of Palmdale Annexation No. 2011-09 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. 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 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.

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 Palmdale, 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 8th day of August 2012.

Ayes:

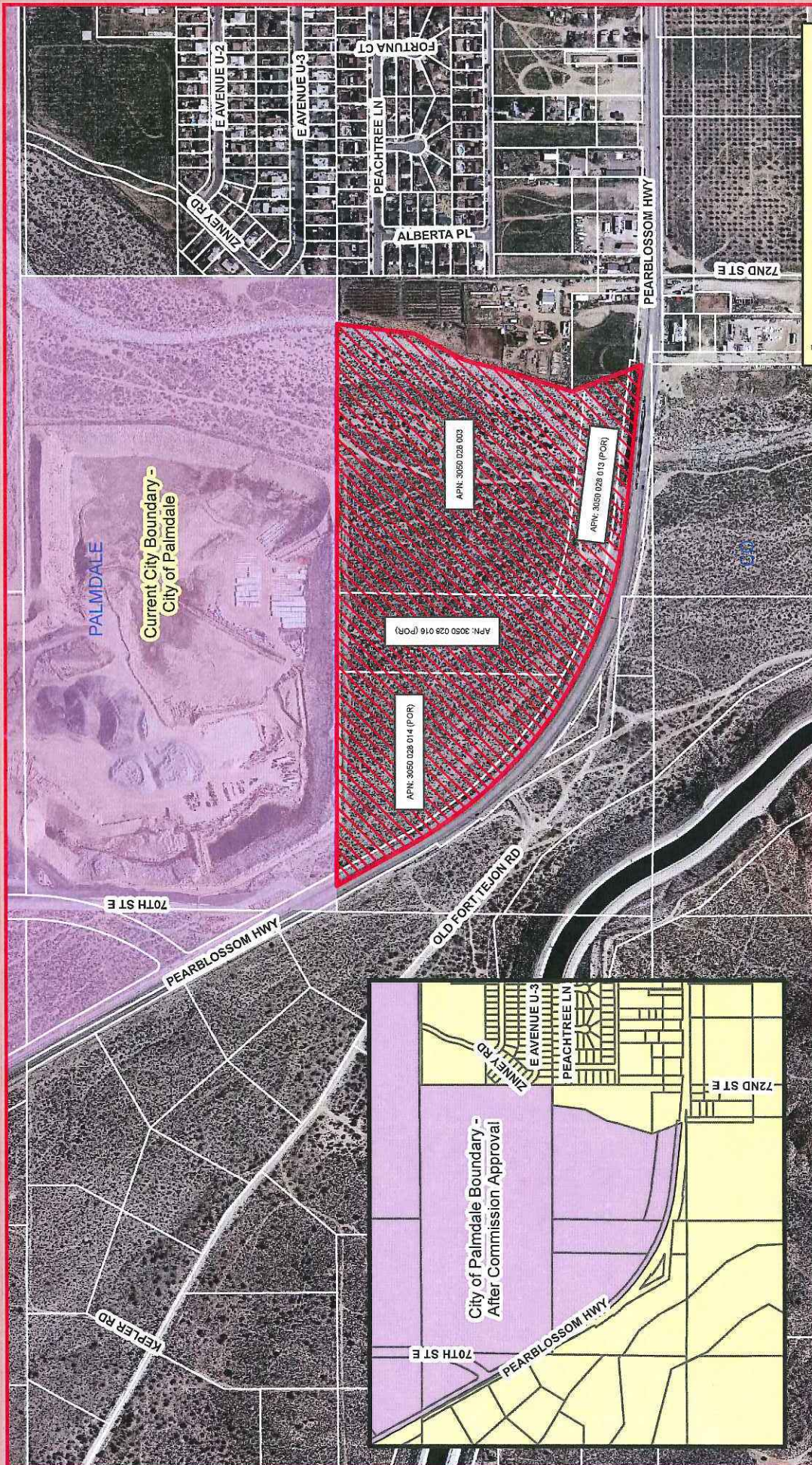
Noes:

Absent:

Abstain:

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

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



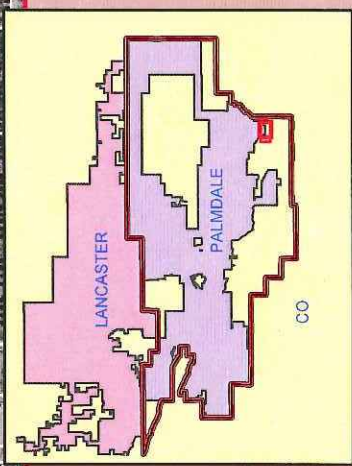
- City of Palmdale
- Unincorporated County Territory
- Annexation 2011-09
- Sphere of Influence, City of Palmdale



LAFCO
 Local Agency Formation Commission
 For The County of Los Angeles

City of Palmdale

Annexation No. 2011-09



Staff Report

August 8, 2012

Agenda Item No. 7-a

Los Angeles County Employee Retirement Association (“LACERA”) LAFCO Participation Agreement and Tax Implementation Provision

Prior to February 1, 1994, the staff work for LAFCO was performed by employees who were employees of the County of Los Angeles. These employees were also enrolled in the Los Angeles Employees Retirement Association (“LACERA”). As of February 1, 1994, one of those employees was transferred to and became an employee of LAFCO and continued to participate in LACERA without interruption. So long as LACERA eligibility requirements have been satisfied, LAFCO employees hired after February 1, 1994 have been enrolled in LACERA as well.

LAFCO and LACERA representatives have been unable to identify a contract regarding the ability of LAFCO employees to participate in LACERA. As indicated in the attached Participation Agreement, “LACERA has determined that any absence of a written contract with LAFCO is due to an administrative oversight.”

Adoption of the attached LACERA-LAFCO Participation Agreement would formalize the relationship between LACERA and LAFCO, and provide official documentation that LAFCO employees are eligible to participate in LACERA. Staff recommends that the Commission adopt this Participation Agreement and authorize the Chair to execute it.

Adoption of the attached Resolution implementing Section 414(h)(2) of the Internal Revenue Code LACERA relative to the tax treatment of employee contributions paid by LAFCO on behalf of affected employees. Staff recommends that the Commission adopt this Participation Agreement and authorize the Executive Officer to execute it.

Counsel has reviewed both documents as to form and legality.

Recommended Action:

- 1) Adopt the Los Angeles County Employee Retirement Association (“LACERA”) LAFCO Participation Agreement, and authorize the Chair to execute the Agreement, subject to approval as to form by County Counsel; and
- 2) Adopt the Resolution implementing the provisions contained in Section 414(h)(2) of the Internal Revenue Code concerning the tax treatment of employee contributions paid by LAFCO on behalf of affected employees, and authorize the Executive Officer to execute the Resolution on behalf of the Commission, subject to approval as to form by County Counsel.

LOS ANGELES COUNTY EMPLOYEES RETIREMENT ASSOCIATION

LAFCO PARTICIPATION AGREEMENT

This Agreement is made and entered as of the 8th day of August, 2012, by and between the LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES ("LAFCO"), and the LOS ANGELES COUNTY EMPLOYEES RETIREMENT ASSOCIATION ("LACERA"), a public retirement system organized and existing pursuant to the provisions of the County Employees Retirement Law of 1937, Government Code Sections 31450, et seq. ("CERL").

WHEREAS, prior to February 1, 1994, the staffing work of LAFCO was performed by employees of the County of Los Angeles who were members of LACERA; and

WHEREAS, on February 1, 1994 one of those employees was transferred to and became an employee of LAFCO and has continued to participate in LACERA without interruption; and

WHEREAS, Government Code Section 54777.5 required that upon hiring employees from the County of Los Angeles, LAFCO "preserve accrued vacation, sick leave and retirement benefits" and authorized LAFCO to "contract for retirement benefits for the executive officer or staff personnel pursuant to the County Employees Retirement Law of 1937 or the Public Employees' Retirement Law"; and

WHEREAS, neither LACERA nor LAFCO can find any evidence that a contract for participation of LAFCO employees in LACERA was ever entered into; and

WHEREAS, LACERA has determined the absence of a contract with LAFCO is due to administrative oversight; and

WHEREAS, employees hired by LAFCO after February 1, 1994 were enrolled in LACERA notwithstanding the lack of a contract for their participation; and

WHEREAS, employer and employee contributions required of LACERA members have been duly made for all LAFCO employees enrolled in LACERA since February 1, 1994.

NOW, THEREFORE, LACERA and LAFCO hereby agree as follows:

1. LACERA Membership

Officers and employees of LAFCO who are currently enrolled as members of LACERA (collectively, the "EMPLOYEES") shall continue their LACERA membership,

effective the date of their initial enrollment, in accordance with the terms of this Agreement; and

Future eligible officers and employees hired by LAFCO after the effective date of this Agreement ("NEW EMPLOYEES") shall become members of LACERA in accordance with the applicable provisions of CERL and LACERA's Bylaws and Regulations.

2. Compliance with All Laws and Regulations

LAFCO will comply with any and all State, Federal, and local laws and regulations governing LACERA, including the Bylaws and Regulations of LACERA, now in effect and as may be amended, insofar as such laws and regulations may be applicable to LAFCO.

3. Termination

This Agreement may be terminated, and EMPLOYEES and NEW EMPLOYEES of LAFCO may be withdrawn from LACERA, only in the manner authorized by CERL and other applicable law.

LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES

Approved as to Form:
JOHN F. KRATTLI
County Counsel

BY: _____
Jerry Gladbach, Chair

BY: _____
Deputy

LOS ANGELES COUNTY EMPLOYEES RETIREMENT ASSOCIATION

Approved as to Form:
Robert Van Der Volgen
Chief Counsel

BY: _____
Les Robbins, Chair

BY: _____
David L. Muir
Counsel

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES (“LAFCO”) IMPLEMENTING
THE PROVISIONS CONTAINED IN SECTION 414(h)(2) OF THE
INTERNAL REVENUE CODE CONCERNING THE TAX TREATMENT OF
EMPLOYEE CONTRIBUTIONS PAID BY LAFCO ON BEHALF OF
AFFECTED EMPLOYEES**

WHEREAS, Section 414(h)(2) of the Internal Revenue Code allows pension contributions paid by a governmental employer on behalf of its employees to be excluded from the gross income of the employee (provided certain conditions are met) until those amounts are distributed or made available to the employee. Contributions paid by the employer on behalf of employees pursuant to Section 414(h)(2) are known as “picked-up” contributions; and

WHEREAS, pursuant to Section 414(h)(2), contributions to a pension plan, although designated under the plan as employee contributions, when paid by the employer in lieu of contributions by the employee, under circumstances in which the employee does not have the option of choosing to receive the contributed amounts directly instead of having them paid by the employer, may be excluded from the gross income of the employee until these amounts are distributed or made available to the employee. Implementation of Section 414(h)(2) is accomplished through a reduction in wages pursuant to this Resolution; and

WHEREAS, LAFCO desires to implement Section 414(h)(2), with respect to employee contributions paid by LAFCO on behalf of affected employees that are forwarded to the Los Angeles County Employees Retirement Association (LACERA).

NOW, THEREFORE, IT IS HEREBY RESOLVED:

Commencing August 8th, 2012, LAFCO shall make contributions that otherwise would be made by employees to LACERA on behalf of those employees who are members of LACERA with the intent that such contributions shall be treated as picked-up contributions for purposes of determining tax treatment under the Internal Revenue Code of the United States.

Employee contributions made under the above paragraph shall be paid from the same source of funds as used in paying the wages to affected employees.

Employee contributions made by LAFCO pursuant to this Resolution shall be treated, for all purposes other than taxation, in the same manner and to the same extent as employee contributions made prior to August 8th, 2012, the effective date of this Resolution.

No provision of this Resolution shall be construed so as to permit or extend an option to affected employees to directly receive the contributions made by the employer pursuant to this Resolution instead of having them paid to LACERA.

The wages of affected employees shall be reduced by the amount of employee contribution made by the employer pursuant to the provisions of this Resolution.

PASSED AND ADOPTED this 8th day of August, 2012.

Ayes:

Noes:

Absent:

Abstain:

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

PAUL A. NOVAK, Executive Officer

Staff Report

August 8, 2012

Agenda Item No. 7.b. Request for Statements of Qualifications for As-Needed Alternate Legal Counsel

Government Code Section 56384 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 empowers the Commission “to appoint legal counsel” and “alternate legal counsel.”

At your meeting of June 13th, the Commission directed staff to issue a Request for Statements of Qualification (RFSQ) for As-Needed Alternate Legal Counsel. The RFSQ was sent to 14 law firms known to have experience assisting LAFCOs in the administration of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. Upon receipt of responses to the RFSQ, staff was further directed to report back to the Commission with findings and recommendations.

The RFSQ was issued on June 14, 2012, and responses were due no later than 5:00 p.m. on Monday, July 16th. A total of 8 responses to the RFSQ were submitted to LAFCO prior to the deadline.

The Commission has the sole authority to appoint As-Needed Alternate Legal Counsel. Staff recommends that the LAFCO Chair appoint an ad hoc committee of no more than 4 commissioners to conduct the initial evaluation of the 8 submittals. Staff further recommends that the As-Needed Alternate Legal Counsel Ad Hoc Committee review all 8 submittals, and perform follow-up including, but not limited to: requesting additional information, conducting preliminary interviews of one or more firms at its discretion, and recommending firms to be interviewed by the Commission at a future Commission meeting.

As an alternative, the As-Needed Alternate Legal Counsel Ad Hoc Committee could recommend abandoning or extending the recruitment. Ultimately, this recommendation would be brought back to the Commission for a decision at a future meeting.

Staff is available to support an As-Needed Alternate Legal Counsel Ad Hoc Committee as requested.

Recommended Action:

- 1) Authorize the Chair to appoint an As-Needed Alternate Legal Counsel Ad Hoc Committee of no more than 4 commissioners to conduct an initial review of the responses to the RFSQ;

- 2) Authorize the As-Needed Alternate Legal Counsel Ad Hoc Committee to evaluate all 8 proposals, and to recommend firms to be interviewed by the entire Commission at a future Commission meeting; and
- 3) Direct the Executive Officer to coordinate the scheduling of the first meeting of the As-Needed Alternate Legal Counsel Ad Hoc Committee, and further advise the Ad Hoc Committee as requested.

Staff Report

August 8, 2012

Agenda Item No. 7-c Position Descriptions and Salary Ranges

Background:

At its meeting of June 8, 2005, the Commission approved the following position descriptions and salary ranges for LAFCO staff:

<u>Position</u>	<u>Salary Range:</u>
Executive Officer	\$110,912 to \$166,369
Deputy Executive Officer	\$71,866 to \$107,278
Executive Assistant	\$62,188 to \$93,282
GIS Coordinator	\$51,129 to \$63,528
Sr. Local Govt. Analyst	\$54,249 to \$67,390
Local Govt. Analyst	\$37,685 to \$46,693
Admin. Assistant – CIS	\$42,358 to 49,643
Administrative Clerk	\$33,948 to \$42,036

In the course of reviewing these position descriptions and salary ranges, it was noted that the 2005 list does not reflect current titles/positions for some employees, due to several personnel and position changes over the last few years. First, the person serving as the Senior Local Governmental Analyst resigned and was not replaced. Second, the position of “GIS Coordinator” was re-named to “GIS/Mapping Technician.” Third, two positions (“Administrative Assistant – CIS” and “Administrative Clerk”) do not reflect current work assignments.

Staff is recommending that the eight positions (above) be simplified to five positions. The “Senior Local Government Analyst” position should be re-classified with the “Local Government Analyst” position, bringing the total analysts position to three (analysts are separately focused on sanitation districts, special districts, and cities). Second, the position of “GIS Coordinator” has been re-named to “GIS/Mapping Technician” to better reflect this position’s responsibilities. Lastly, there is no need for the two administrative positions (“Administrative Assistant – CIS” and “Administrative Clerk”), and staff is recommending that they be re-classified to “Administrative Assistant/ Secretary/Receptionist”.

The salary ranges proposed herein are consistent with the salary and salary ranges at other Southern California LAFCOs.

The Executive Officer and the Deputy Executive Officer are considered management positions. Any changes in their compensation require action by the Commission. All other positions are considered to be staff positions, and changes in compensation for these employees can be made by the Executive Officer, so long as the changes are within the approved salary range.

Recommended Action:

Adopt the following position descriptions and salary ranges for LAFCO staff:

<u>Position</u>	<u>Proposed Salary Range:</u>
Executive Officer	Determined by Commission
Deputy Executive Officer	\$75,000 to \$135,000
Local Govt. Analyst (3 positions)	\$40,000 to \$100,000
GIS/Mapping Technician	\$55,000 to \$80,000
Administrative Assistant/ Secretary/Receptionist/Clerk	\$30,000 to \$55,000