

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

Wednesday, September 12, 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. **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. Approve Minutes of August 8, 2012.
 - b. Operating Account Check Register for the month of August 2012.
 - c. Receive and file update on pending applications.
6. **PUBLIC HEARING(S)**
 - a. Sphere of Influence Amendment & Annexation No. 2012-06 to Mesa Heights Garbage Disposal District.

7. **PROTEST HEARING(S)**

- a. Annexation No. 1031 to Santa Clarita Valley Sanitation District of Los Angeles County.

8. **OTHER ITEMS**

- a. Election of Commission Officers.
- b. Appointment of CALAFCO Voting Representative.

9. **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.

10. **EXECUTIVE OFFICER'S REPORT**

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

11. **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.

12. **FUTURE MEETINGS**

October 10, 2012
November 14, 2012
December, 12, 2012
January 9, 2012

13. **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.

14. **ADJOURNMENT MOTION**

Staff Report

September 12, 2012

Agenda Item No. 6.a.

**Sphere of Influence Amendment and Annexation No. 2012-06
to Mesa Heights Garbage Disposal District**

This is a proposal requesting a simultaneous Sphere of Influence (SOI) amendment and annexation of approximately 88.13± acres of inhabited territory to Mesa Heights Garbage Disposal District. The County of Los Angeles, as the applicant of record and governing board for the District, adopted a resolution initiating proceedings on April 24, 2012.

Related Jurisdictional Changes: There are no related jurisdictional changes.

Purpose / Background: The purpose of this proposed annexation is to provide garbage disposal services including refuse, recycling, and green waste collection to the affected territory.

Proposal Area: The annexation consists of 218 existing single-family dwellings and 10 existing commercial units. The affected territory is completely built-out.

Location: The affected territory consists of eight (8) parcels, all located within County unincorporated territory. Parcel 1 is situated in the unincorporated community of West Fox Hills. Parcels 2 through 5 are situated in the unincorporated community of Ladera Heights. Parcels 6 and 7 are situated in the unincorporated community of View Park. Parcel 8 is situated in the unincorporated community of Windsor Hills.

Parcel 1 is located north of Jefferson Boulevard, east of Grosvenor Boulevard. Parcel 2 is located north of Centinela Avenue, west of Wooster Avenue. Parcel 3 is located west of La Cienega Boulevard, south of Stocker Street. Parcel 4 is located north of West Slauson Avenue, east of La Cienega Boulevard. Parcel 5 is located west of South La Brea Avenue, south of West Slauson Avenue. Parcel 6 is located south of Don Tomaso Drive, west of Valley Ridge Avenue. Parcel 7 is located south Don Tomaso Drive, east of Presidio Drive. Parcel 8 is located north of Slauson Avenue, east of Edgemar Avenue.

Determinations in accordance with Government Code Sections 56425 (relating to Spheres of Influence):

- a. **Present and Planned Land Uses in the Area**
The present land use is generally low to medium density residential and major commercial. There is no proposed land-use change within the affected territory.
- b. **Present and Probable Need for Public Facilities and Services in the Area**
The affected territory is located within unincorporated County territory and receives

general governmental services, including land use planning and regulation, law enforcement, fire protection, road maintenance and other services from the County and other special districts.

c. Present Capacity of Public Facilities and Services

Mesa Heights Garbage Disposal District has adequate capacity and infrastructure to meet current demands. The District has planned improvements to upgrade its current system to meet future needs.

d. Existence of Any Social or Economic Communities of Interest

There are no significant social or economic communities of interest within the affected territory.

e. Feasibility of Government Reorganization

Reorganization is not required or recommended as part of this proposal.

f. Determination of the Services of the Existing District

The Commission has on file written statement of the functions and classes of service of the Garbage Disposal District and can establish that it provides refuse, recycling, and green waste collection services within its boundary.

Factors of Consideration Pursuant to Government Code Section 56668 (relating to changes of organization):

1. ***Population:*** The current estimated population is 723 residents.
2. ***Registered Voters/Landowners:*** As of May 25, 2012 the County Registrar Recorder - County Clerk certified that there were 374 registered voters residing within the subject proposal area. There are 241 landowners.
3. ***Topography:*** The terrain is primarily hilly to the north and slopes southward.
4. ***Zoning, Present and Future Land Use:*** The territory is currently zoned R-1 (Single Family Residential), R-3 (Limited Multiple Residential), R-4 (Unlimited Residential), A-2 (Heavy Agriculture), C-3 (Unlimited Commercial), M-1 (Light Manufacturing), RPD-1-4U (Residential Planned Development), and R-4-DP (Unlimited Residential). The present land use is generally low to medium density residential and major commercial areas. There is no proposed land use change.
5. ***Surrounding Land Use:*** The land uses in the surrounding areas are generally residential and commercial. North of proposed annexations, located in the Shenandoah Avenue and Gold Leaf Circle areas, are industrial land which is occupied by an existing oil field and a government-owned property (Kenneth Hahn State Recreation Area).

6. ***Pre-zoning and Conformance with the General Plan:*** Pre-zoning is not a requirement for a special district proposal.
7. ***Regional Transportation and General Plan Consistency:*** The proposal is consistent with the County General Plan: Low Density Residential (1 to 6 dwellings per acre), Medium Density Residential (12 to 22 dwellings per acre), and Major Commercial.
8. ***Assessed Value, Tax Transfer:*** The total assessed value of land for Assessor roll year 2012 is \$112,593,822. On July 17, 2012, the County adopted a negotiated tax exchange resolution. Since the affected parcels will be assessed an annual service fee, the resolution specifies that there will be no tax transfer between the affected agencies as a result of this annexation.
9. ***Governmental Services and Control, Availability and Adequacy:*** The County will continue to provide services.
10. ***Effects on Agricultural and Open-Space Lands:*** A portion of the annexation territory is zoned heavy agricultural. No agriculture activities exist and are fully developed. There are no existing open space lands with the annexation area.
11. ***Boundaries and Lines of Assessment:*** The boundaries of this territory have been clearly defined and correspond to lines of assessment or ownership.
12. ***Effects of the Proposal on Adjacent Areas and the County:*** The proposal will have no effect on adjacent areas.
13. ***Conformity with Policies on Planned and Orderly Growth:*** There is no planned change in land use or growth anticipated for the affected territory.
14. ***Sphere of Influence:*** An SOI amendment is required of the Mesa Heights Garbage Disposal District.
15. ***Timely Availability of Water Supplies:*** There are no issues regarding water supply or delivery.
16. ***Regional Housing Needs:*** This proposal has no effect on the Regional Housing Needs Allocation of the County since it is a special district proposal.
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.
18. ***Comments from Affected Agencies:*** There were no comments from affected agencies.

19. Correspondence: Staff has received no correspondence regarding this proposal.

CEQA:

The proposed sphere of influence amendment and annexation are 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 current zoning. The County approved a Categorical Exemption on April 24, 2012.

Conclusion: Staff recommends approval of this SOI amendment and annexation request. The SOI amendment and annexation to the District is a logical and reasonable extension of the Mesa Heights Garbage Disposal District.

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 Amending the Sphere of Influence and Approving Annexation No. 2012-16 to the Mesa Heights Garbage Disposal District.
4. Pursuant to Government Code Section 57002, set November 14, 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 "AMENDING THE SPHERE OF INFLUENCE AND
APPROVING ANNEXATION NO. 2012-06 TO
MESA HEIGHTS GARBAGE DISPOSAL DISTRICT"

WHEREAS, the County of Los Angeles as governing board of the Mesa Heights Garbage Disposal District (the "District") adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for the County of Los Angeles (the "Commission"), pursuant to, Part 3, Division 3, Title 5, of the California Government and, commencing with Section 56000 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, which requires the amendment of the sphere of influence and annexation of certain territory located within County unincorporated territory to the District; and

WHEREAS, the principle reason for the proposed amendment to the sphere of influence and annexation is to provide garbage disposal services including refuse, recycling, and green waste collection for 218 existing single-family dwellings and 10 existing commercial 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 88.13± acres and is inhabited; and

WHEREAS, the short-form designation is "Amending the Sphere of Influence and Annexation No. 2012-06 to Mesa Heights Garbage Disposal District"; and

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

WHEREAS on September 12, 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 report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the proposed Sphere of Influence amendment and annexation are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
2. The Commission hereby amends the Sphere of Influence of Mesa Heights Garbage Disposal District and makes the following determinations in accordance with Government Code Section 56425:
 - a. Present and planned land uses in the area:

The present land use is generally low to medium density residential and major commercial. There is no proposed land-use change within the affected territory.
 - b. Present and probable need for public facilities and services:

The affected territory is located within County unincorporated territory and receives general government services, including land use planning and regulation, law enforcement, fire protection, road maintenance and other services from the County and other special districts.
 - c. The present capacity of public facilities:

Mesa Heights Garbage Disposal District has adequate capacity and infrastructure to meet current demands. The District has planned improvements to upgrade its current system to meet future needs.

d. The existence of any social or economic communities of interest:

There are no significant social or economic communities of interest within the subject territory.

e. Feasibility of Government Reorganization

Reorganization is not required or recommended as part of this proposal.

f. Determination of the Services of the Existing District

The Commission has on file written statement of the functions and classes of service of the Garbage Disposal District and can establish that it provides refuse, recycling, and green waste collection services within its boundary.

3. Annexation No. 2012-06 to the Mesa Heights Garbage Disposal District is hereby approved 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 District may legally impose.

b. The regular County assessment roll is utilized by the District.

c. The affected territory will be taxed for existing bonded indebtedness, if any, of the District.

d. Except to the extent on 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. The Commission hereby sets the protest hearing for November 14, 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.

5. 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 12^h day of September 2012.

Ayes:

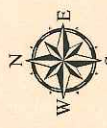
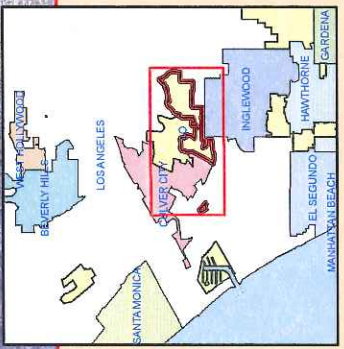
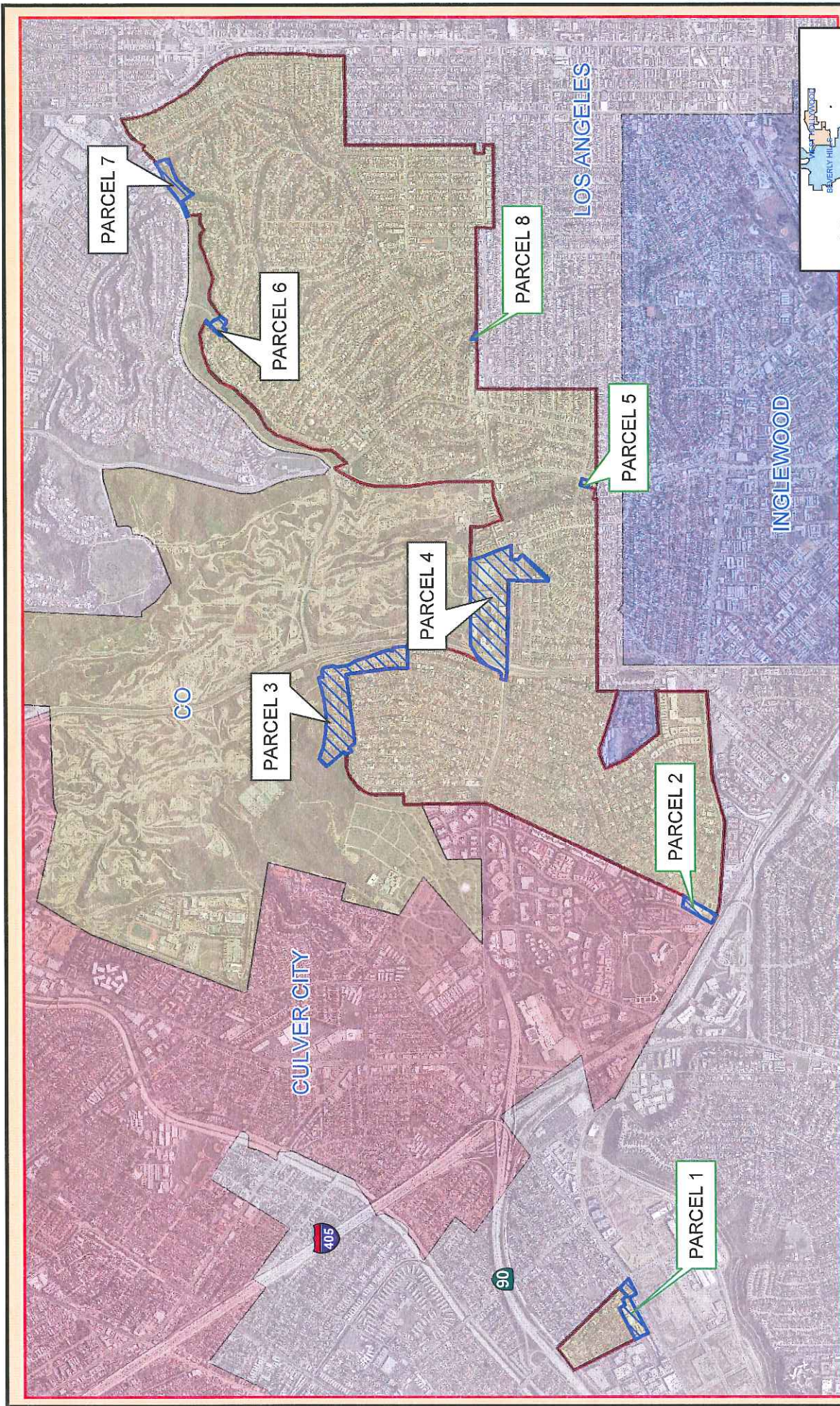
Noes:

Absent:

Abstain:

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

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


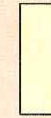




LAFCO
 Local Agency Formation Commission
 for the County of Los Angeles

September 12, 2012

SOI Amendment & Annexation No. 2012-06
Mesa Heights Garbage Disposal District



-  City of Los Angeles
-  Unincorporated County Territory
-  Annexation No. 2012-06
-  Sphere of Influence, Mesa Heights GDD

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Staff Report

September 12, 2012

Agenda Item No. 7.a.

**Protest Hearing on Annexation No. 1031 to The Santa Clarita Valley
Sanitation District of Los Angeles County (SCVSD)**

On July 11, 2012 your Commission approved a request initiated by the Santa Clarita Valley Sanitation District of Los Angeles County to annex 3.859± acres of inhabited territory into the boundaries of the SCVSD. 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 a 30-unit apartment complex located within a residential area.

Location: The affected territory is located on Jake's Way at its intersection with Sandy Drive, all within unincorporated Los Angeles County.

Population: The current population is 71.

Registered Voters/Landowners: Park Sierra Properties II. As of December 1, 2009 there were 20 registered voters.

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

Zoning, Present and Future Land Use: The current zoning is [R-3] Multiple Residential. The present and proposed land use is residential.

Surrounding Land Use: The land use in the surrounding territory is residential.

Assessed Value: The total assessed value is \$2,785,822.

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.

Effects on agricultural or open-space lands: The proposed annexation 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 SCVSD.

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

CEQA: The 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. County Sanitation Districts adopted a Categorical Exemption on May 12, 2010.

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, ordering Annexation No. 1031 to the Santa Clarita Valley Sanitation District of Los Angeles County directly, or ordering the annexation subject to confirmation by the registered voters of the affected territory.

RESOLUTION NO. 2012-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS ORDERING
"ANNEXATION NO. 1031 TO THE
SANTA CLARITA VALLEY SANITATION DISTRICT
OF LOS ANGELES COUNTY (SCVSD)"

WHEREAS, the SCVSD 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 SCVSD; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for the 30-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 3.859± acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 1031 to the Santa Clarita Valley Sanitation District of Los Angeles County"; and

WHEREAS, on July 11, 2012, the Commission approved Annexation No. 1031 to the SCVSD; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set September 12, 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, or subject to confirmation by the registered voters.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of registered voters within the boundary of the territory is 20. The number of property owners is 1 and the total assessed value of land within the affected territory is \$2,785,822.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 1031 to the SCVSD and not withdrawn is ___, which, even if valid, represents less than 25 percent of the number of registered voters residing within the boundaries of the affected territory, and less than 25 percent of the number of owners of land who also own at least 25 percent of the 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 SCVSD.

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 SCVSD may legally impose.
 - b. The regular County assessment roll shall be utilized by the SCVSD.
 - c. The affected territory will be taxed for existing 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.

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 12th day of September 2012.

Ayes:

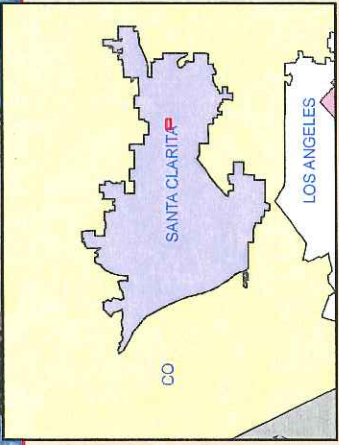
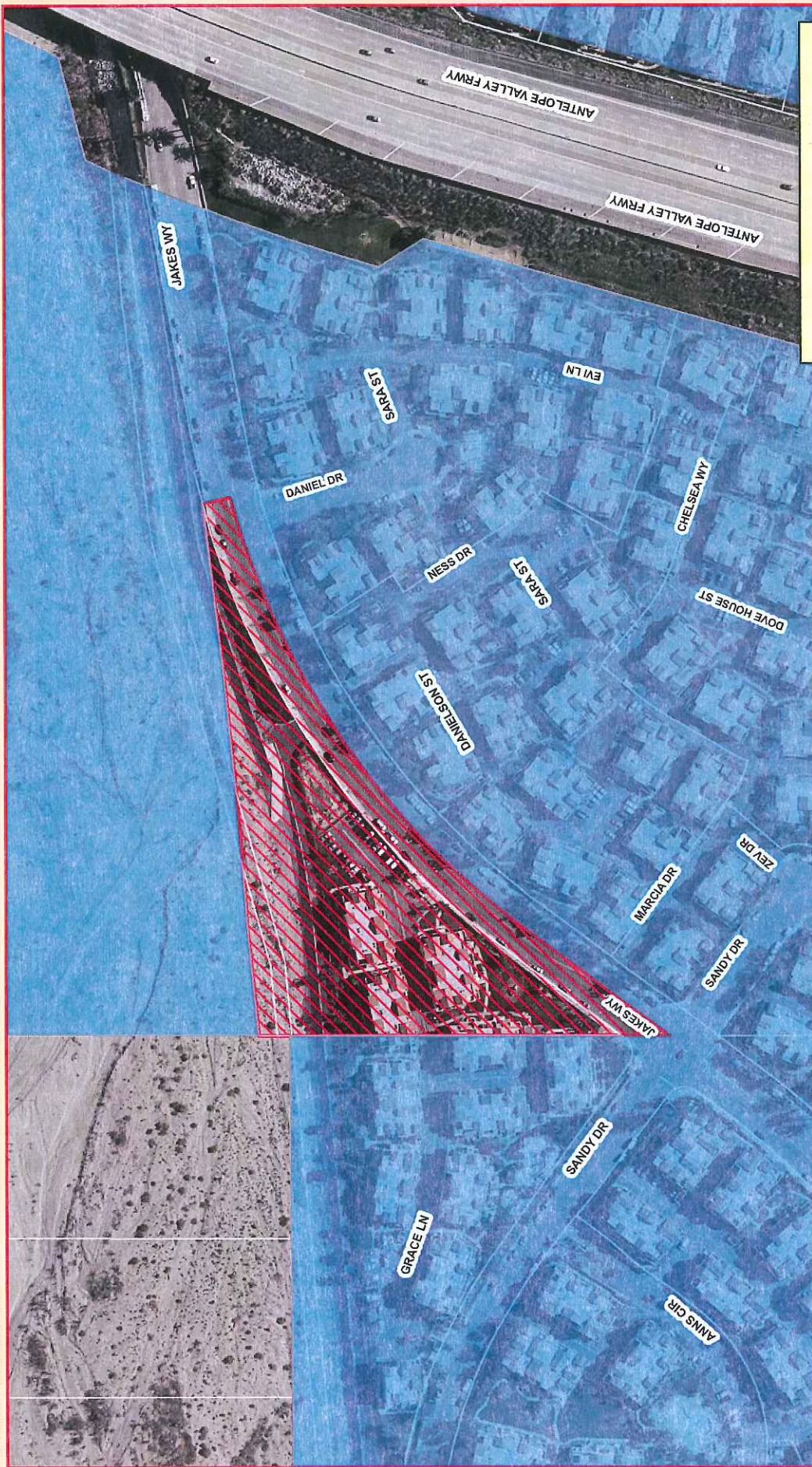
Noes:

Absent:

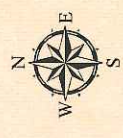
Abstain:

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

PAUL A. NOVAK, AICP
Executive Officer



September 12, 2012
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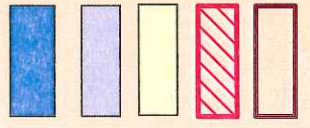


LAFCO
 Local Agency Finance Commission
 for the County of Los Angeles

Annexation No. 1031 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-1031
- Sphere of Influence, Santa Clarita Valley CSD



Staff Report

September 12, 2011

Agenda Item No. 8.a.

Election of Officers

Consistent with Section 10 of the Rules of the Commission Rules (adopted July 8, 2009), “the Commission shall be presided over by a Chair, a First Vice-Chair and a Second Vice-Chair, to be elected by the Commission.”

The three officer positions are currently held by Commissioner Jerry Gladbach (Chair), Commissioner Donald Dear (First Vice-Chair), and Commissioner Henri Pellissier (Second Vice-Chair).

Consistent with Section 11 of the Commission Rules, the Commission “shall elect the Chair, First Vice-Chair and Second Vice-Chair at the first meeting of the Commission held in September of each year.”

It would therefore be appropriate for the Commission to nominate and elect a member to serve as the Chair, First Vice-Chair, and Second Vice-Chair.

Recommended Action:

1. Nominate and elect a member to serve as LAFCO Chair for the term ending in September, 2013;
2. Nominate and elect a member to serve as LAFCO First Vice-Chair for the term ending in September, 2013; and
3. Nominate and elect a member to serve as LAFCO Second Vice-Chair for the term ending in September, 2013.

Staff Report

September 12, 2012

Agenda Item No. 8.b.

Appointment of CALAFCO Voting Representative

The California Association of Local Agency Formation Commission's ("CALAFCO") is an association of all LAFCOs in the State. CALAFCO meets regularly to foster the exchange of information amongst LAFCO commissioners and staff and to advance issues of mutual concern. CALAFCO also retains staff to lobby the State Legislature on behalf of all LAFCOs.

CALAFCO is hosting its annual conference from October 2-5, 2012. Each year at the annual conference an election is conducted during regional caucuses for open seats on the Board of Directors. The terms of office for the public and city members representing the southern region are set to expire at the 2012 conference.

CALAFCO has requested that each LAFCO appoint a voting member and an alternate (primarily for the selection of incoming CALAFCO officers). In the past, these positions have been held by your Chair and the Executive Officer, respectively.

Recommended Action:

1. Designate LAFCO Chair and Executive Officer as the voting Member and Alternate, respectively, for the CALAFCO 2012 Annual Conference.