

To be held at the ANTELOPE VALLEY TRANSIT AUTHORITY
 42210 6th Street West, Lancaster, California

THE DISTRICT MAY TAKE ACTION ON ANY AGENDA ITEM LISTED BELOW

MONDAY	January 22, 2024	At 11:30 A.M.
Governing Body	Director	Alternate
PALMDALE	LOA	ALARCON
PALMDALE	BISHOP	ALARCON
LOS ANGELES COUNTY	HORVATH	BARGER

1. Pledge of Allegiance
2. Elect Chairperson
3. Public Comment
4. Receive and Order Filed Certificate of Mr. Austin Bishop, Presiding Officer of the City of Palmdale
5. Approve Minutes of Regular Meeting Held December 14, 2023
6. Approve October 2023 Expenses in Amount of \$1,797,059

Summary: Local District expenses represent costs that are the sole responsibility of the individual District. Allocated expenses represent the District’s proportionate share of expenses made by District No. 2, the Administrative District, on its behalf pursuant to the Joint Administration Agreement. This Agreement provides for the joint administration and technical support for all of the signatory Districts along with the methodology for determining the proportionate costs for each District. A listing of Districts’ payments and previously approved budgets can be found on the Districts’ website at lacs.org/financial-documents. This item is consistent with the Districts’ Guiding Principle of commitment to fiscal responsibility and prudent financial stewardship.

Local District Expenses:	
Operations & Maintenance	\$1,415,656
Capital	162,613
Legal	236
Allocated Expenses:	
Joint Administration	87,156
Technical Support	128,338
Legal	3,060
Total Expenses	<u>\$1,797,059</u>

7. Re: Annexation No. 104 to District
 - (a) Adopt Resolution for Making Application to Local Agency Formation Commission (LAFCO) for Annexation; Review, Consider and Find Adequate [California Environmental Quality Act \(CEQA\) Document](#); and Consent to Waiver of Protest Proceedings
 - (b) Adopt Joint Resolution with County of Los Angeles, Antelope Valley Cemetery District, Antelope Valley Mosquito & Vector Control District, Antelope Valley Resource Conservation District, City of Palmdale, and Palmdale Water District - Zone E Approving and Accepting Negotiated Exchange of Property Tax Revenues Resulting from Annexation

Summary: Annexation No. 104 consists of 99 proposed single-family homes in the City of Palmdale. Each annexation to the District’s service area requires adoption of two resolutions by the Board. The first resolution authorizes submittal of the annexation application to LAFCO, approves the CEQA document, and consents to a waiver of the LAFCO protest hearing. The second resolution is a joint resolution with agencies that already provide services to the proposed annexation territory agreeing to the amount of property tax revenue that will be apportioned to the District in accordance with the Revenue and Taxation Code. A data sheet, map, and Notice of Finding are attached. A link to the CEQA document is provided above.

8. Authorize Issuance of Purchase Order to Process Wastewater Technologies, LLC, (PWTech) in Amount of Approximately \$1,529,334 for Two Volute Dewatering Presses at Palmdale Water Reclamation Plant (WRP)

Summary: Centrifuges are utilized to dewater solids generated in the wastewater treatment process. The existing centrifuges at the Palmdale WRP are over 30 years old and are now obsolete and costly to operate

8. Contd.

and maintain. Based on a full-scale evaluation conducted in 2022-23 at the Lancaster WRP, the estimated annual savings from operating the volute dewatering press are approximately \$173,000, with a pay back of less than five years. The full-scale evaluation has found that the press is easier to operate with minimal maintenance. In addition, the dewatered cake produced by the press technology is comparable with the existing centrifuges. Staff recommends that two volute dewatering press units manufactured by PWTech be purchased as a replacement dewatering technology for the Palmdale WRP. This item is consistent with the Districts' Guiding Principles to protect financial and facility assets through prudent investment and maintenance programs; and commitment to operational excellence (protection of public health and the environment, regulatory compliance, and cost effectiveness).

9. Adopt Resolution Approving [*First Amendment to Joint Community Facilities Agreement*](#) (Amendment) with California Municipal Finance Authority (Authority) and Pacific Communities Builder, Inc., a California Corporation (Developer)

Summary: In order to fund the Developer's obligations to District No. 20 associated with the Wildflower/Creekside Encore development, in 2022 the District, the Developer and the Authority established a Community Facilities District (CFD) pursuant to the Mello-Roos Community Facilities Act of 1982 (Mello-Roos Act). Subsequently, the Authority now desires to annex an additional 73 lots into the CFD. The proposed Resolution, which is attached, authorizes the Chief Engineer and General Manager to execute the Amendment that will effectuate the annexation. Staff has determined that Amendment does not constitute a "Project" under the California Environmental Quality Act (CEQA) pursuant to California Public Resources Code Section 21065 and Title 14 of the California Code of Regulations ("CEQA Guidelines") Section 15378. This item is consistent with the Districts' Guiding Principle of commitment to fiscal responsibility and prudent financial stewardship.

10. Re: Wastewater Revenue Program – Service Charge Rates

Summary: The Chief Engineer and General Manager will discuss budgetary needs, proposed service charge rates, and the rate ordinance implementation process. This item is consistent with the Districts' Guiding Principles of commitment to fiscal responsibility and prudent financial stewardship; and to plan for both short-term and long-term needs to minimize the need for significant rate increases.

Adjourn

Status Report: Prior to or during the meeting session, the Chief Engineer and General Manager may update the Directors on various matters concerning the Districts that may be of current interest to the Directors.

Public Comment: Members of the public may address the Board of Directors on any item shown on the agenda or matter under the Board's authority. A "Request to Address Board of Directors" form is available. In compliance with the Americans with Disabilities Act, if you require special assistance to participate in this meeting, please contact the Secretary to the Boards' Office (562) 908-4288, extension 1100. Notification of 48 hours prior to the meeting will enable staff to make reasonable arrangements to ensure accessibility to this meeting. (28CFR 35.101 et seq. ADA Title II).

Document Requests: Links to supporting documents are available online at the time of posting. Agendas and supporting documents or other writings that will be distributed to Board members in connection with matters subject to discussion or consideration at this meeting that are not exempt from disclosure under the Public Records Act are available for inspection following the posting of this agenda at the office of the Secretary to the Boards of Directors located at the Districts' Joint Administration Building, 1955 Workman Mill Road, Whittier, California, 90601, or at the time of the meeting at the address posted on this agenda.

COUNTY SANITATION DISTRICT NO. 20 OF LOS ANGELES COUNTY

PROPOSED ANNEXATION NO. 104

AGENDA DATE: Resolution Making Application to LAFCO January 11, 2024

LOCATION: Located on the southeast corner of 65th Street East and Palmdale Boulevard, all within the City of Palmdale, as shown on the attached map.

PROCESSING FEES:	District	\$ 2,000.00
	Local Agency Formation Commission	9,500.00
	State Board of Equalization	<u>1,200.00</u>
	Total:	\$ <u>12,700.00</u>

DESCRIPTION & REMARKS: The annexation consists of 99 proposed single-family homes.

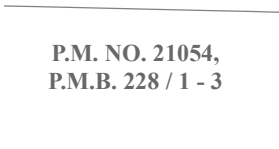
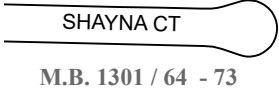
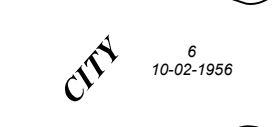
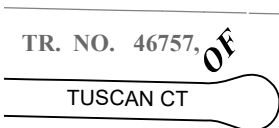
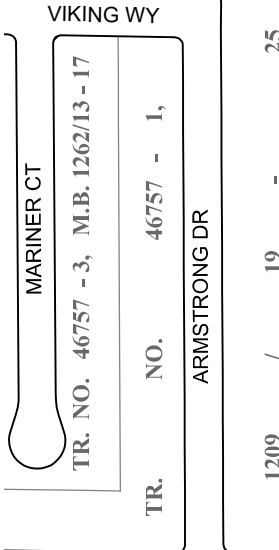
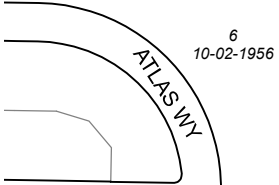
SECTION

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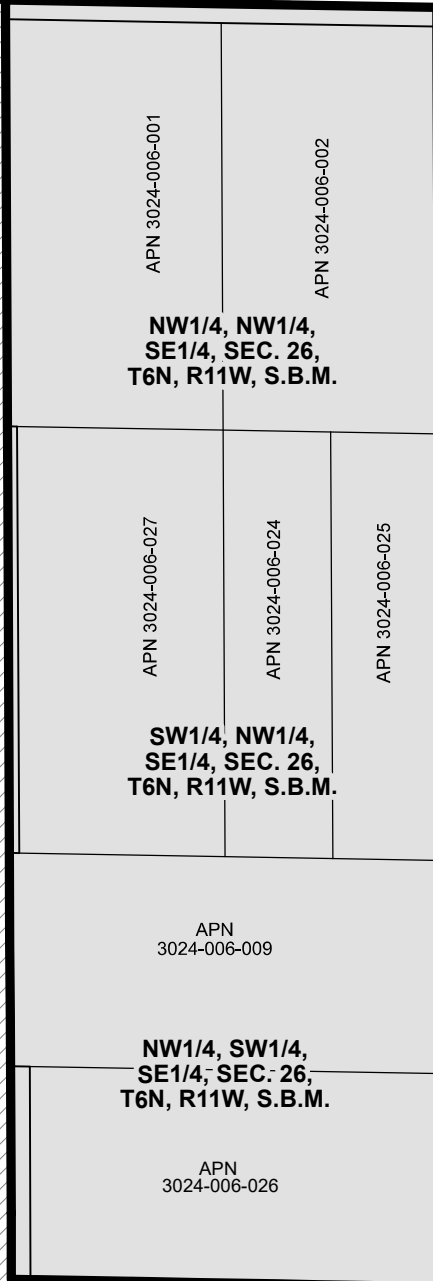
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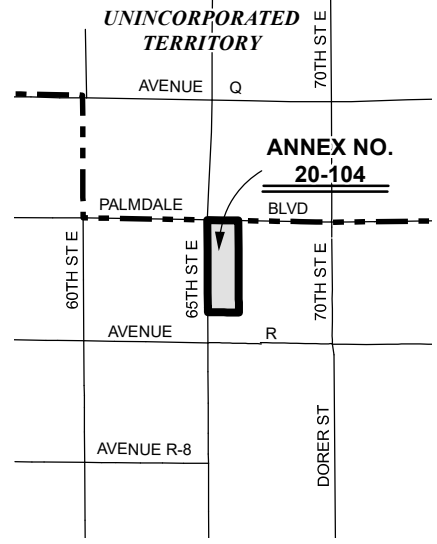
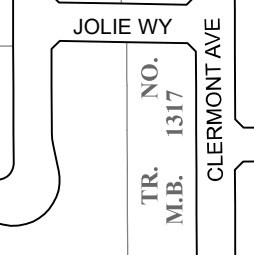
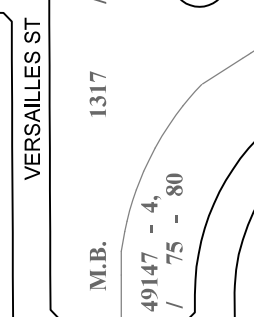
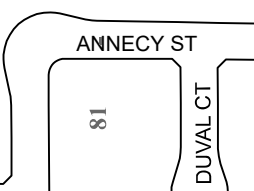
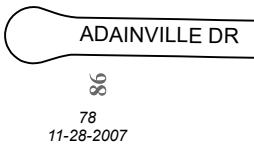
PALMDALE BLVD



T6N, R11W, S.B.M.



PALMDALE



CITY OF PALMDALE

VICINITY MAP NO SCALE

"FOR TAX ASSESSMENT PURPOSES ONLY"



0 150 300 Feet

- Annexation No. 104 shown thus
- Boundary of Sanitation District No. 20 prior to Annexation No. 104 shown thus
- City Boundary
- Prior Annexations shown thus
- Area of Annexation 30.914 Acres

LA County Assessor Landbase 2023, CAMS Centerline, DPW City boundary, LA County Sanitation Districts: AnnexationLayer and District Layer

COUNTY SANITATION DISTRICT NO. 20 OF LOS ANGELES COUNTY, CA OFFICE OF CHIEF ENGINEER

ROBERT C. FERRANTE CHIEF ENGINEER & GENERAL MANAGER

ANNEXATION NO. 104

TO

COUNTY SANITATION DISTRICT NO. 20

Recorded:

NOTICE OF FINDING/CERTIFICATE OF FILING

ANNEXATION NO. 104 TO COUNTY SANITATION DISTRICT NO. 20

The annexation consists of 99 proposed single-family homes.

1. **BASED UPON REVIEW AND STUDY, I FIND AND CERTIFY THAT:**

- The annexation **is exempt** from the provisions of the California Environmental Quality Act, pursuant to the State CEQA Guidelines,

Section:

Reason:

- The **Mitigated Negative Declaration** is adequate for consideration of the annexation.

- The **Environmental Impact Report** is acceptable for consideration of the annexation.

ISSUED BY:

- Los Angeles County Department of Regional Planning

- City of Palmdale

2. The subject annexation has been set for consideration before the Board of Directors of County Sanitation District No. 20 at their meeting to be held on January 11, 2024, at the time and place as provided for the meeting of said date.
3. The subject annexation and all related documents are on file in the office of the Chief Engineer and General Manager, Los Angeles County Sanitation Districts, 1955 Workman Mill Road, (P.O. Box 4998) Whittier, California and may be examined by any interested person for further particulars. Telephone: (562) 908-4288, extension 2708.



Stan Pegadiotes
Division Engineer
Facilities Planning Department

JOINT RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES
ACTING IN BEHALF OF

Los Angeles County General Fund

Los Angeles County Consolidated Fire Protection District

THE BOARD OF DIRECTORS OF COUNTY SANITATION DISTRICT NO. 20 OF LOS ANGELES
COUNTY, AND THE GOVERNING BODIES OF

Antelope Valley Cemetery District

Antelope Valley Mosquito & Vector Control District

Antelope Valley Resource Conservation District

City of Palmdale

Palmdale Water District - Zone E

APPROVING AND ACCEPTING NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUES
RESULTING FROM ANNEXATION TO COUNTY SANITATION DISTRICT NO. 20

"ANNEXATION NO. 104"

WHEREAS, pursuant to Section 99 and 99.01 of the Revenue and Taxation Code, prior to the effective date of any jurisdictional change which will result in a special district providing a new service, the governing bodies of all local agencies that receive an apportionment of the property tax from the area must determine the amount of property tax revenues from the annual tax increment to be exchanged between the affected agencies and approve and accept the negotiated exchange of property tax revenues by resolution; and

WHEREAS, the governing bodies of the agencies signatory hereto have made determinations of the amount of property tax revenues from the annual tax increments to be exchanged as a result of the annexation to County Sanitation District No. 20 entitled *Annexation No. 104*;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The negotiated exchange of property tax revenues resulting from the annexation of territory to County Sanitation District No. 20 in the annexation entitled *Annexation No. 104* is approved and accepted.
2. For each fiscal year commencing on July 1, 2023, or after the effective date of this jurisdictional change, whichever is later, the County Auditor shall transfer to County Sanitation District No. 20 a total of 0.4804074 percent of the annual tax increment attributable to the land area encompassed within *Annexation No. 104* as shown on the attached Worksheet.
3. No additional transfer of property tax revenues shall be made from any other tax agencies to County Sanitation District No. 20 as a result of annexation entitled *Annexation No. 104*.

4. No transfer of property tax increments from properties within a community redevelopment project, which are legally committed to a Community Redevelopment Agency, shall be made during the period that such tax increment is legally committed for repayment of the redevelopment project costs.

5. If at any time after the effective date of this resolution, the calculations used herein to determine initial property tax transfers or the data used to perform those calculations are found to be incorrect thus producing an improper or inaccurate property tax transfer, the property tax transfer shall be recalculated and the corrected transfer shall be implemented for the next fiscal year.

The foregoing resolution was adopted by the Board of Supervisors of the County of Los Angeles, the Board of Directors of County Sanitation District No. 20 of Los Angeles County, and the governing bodies of Antelope Valley Cemetery District, Antelope Valley Mosquito & Vector Control District, Antelope Valley Resource Conservation District, City of Palmdale, and Palmdale Water District - Zone E, signatory hereto.

COUNTY SANITATION DISTRICT NO. 20
OF LOS ANGELES COUNTY

Chairperson, Board of Directors

ATTEST:

Secretary

Date

(SIGNED IN COUNTERPART)

ANNEXATION TO: CO.SANITATION DIST.NO 20 DEBT S.
 ACCOUNT NUMBER: 066.75
 TRA: 07054
 EFFECTIVE DATE: 07/01/2023
 ANNEXATION NUMBER: 104 PROJECT NAME: A-20-104
 DISTRICT SHARE: 0.008732993

ACCOUNT #	TAXING AGENCY	CURRENT TAX SHARE	PERCENT	PROPOSED DIST SHARE	ALLOCATED SHARE	ADJUSTMENTS	NET SHARE
001.05	LOS ANGELES COUNTY GENERAL	0.244931706	24.4939 %	0.008732993	0.002138998	-0.002203383	0.242728323
001.20	L.A. COUNTY ACCUM CAP OUTLAY	0.000118694	0.0118 %	0.008732993	0.000001036	0.000000000	0.000118694
007.30	CONSOL. FIRE PRO.DIST.OF L.A.CO.	0.178763071	17.8763 %	0.008732993	0.001561136	-0.001561136	0.177201935
007.31	L A C FIRE-FFW	0.007254010	0.7254 %	0.008732993	0.000063349	0.000000000	0.007254010
053.30	ANTELOPE VY CEMETERY DISTRICT	0.000383322	0.0383 %	0.008732993	0.000003347	-0.000003347	0.000379975
061.05	ANTELOPE VLY MOSQ & VECTOR CONTR	0.001796019	0.1796 %	0.008732993	0.000015684	-0.000015684	0.001780335
068.05	ANTELOPE VY RESOURCE CONSER DIST	0.000984914	0.0984 %	0.008732993	0.000008601	-0.000008601	0.000976313
225.01	CITY-PALMDALE TD #1	0.072963689	7.2963 %	0.008732993	0.000637191	-0.000637191	0.072326498
308.65	PALMDALE WATER DIST ZONE E	0.042910026	4.2910 %	0.008732993	0.000374732	-0.000374732	0.042535294
400.00	EDUCATIONAL REV AUGMENTATION FD	0.073572891	7.3572 %	0.008732993	0.000642511	EXEMPT	0.073572891
400.01	EDUCATIONAL AUG FD IMPOUND	0.128985998	12.8985 %	0.008732993	0.001126433	EXEMPT	0.128985998
400.15	COUNTY SCHOOL SERVICES	0.001475546	0.1475 %	0.008732993	0.000012885	EXEMPT	0.001475546
400.21	CHILDREN'S INSTIL TUITION FUND	0.002927372	0.2927 %	0.008732993	0.000025564	EXEMPT	0.002927372
593.01	PALMDALE SCHOOL DISTRICT	0.052465427	5.2465 %	0.008732993	0.000458180	EXEMPT	0.052465427
593.06	CO.SCH.SERV.FD.- PALMDALE	0.009313566	0.9313 %	0.008732993	0.000081335	EXEMPT	0.009313566
593.07	DEV CTR HDCPD MINOR PALMDALE	0.000883228	0.0883 %	0.008732993	0.000007713	EXEMPT	0.000883228
717.02	ANTELOPE VALLEY UNION HIGH SCH.	0.101827048	10.1827 %	0.008732993	0.000889254	EXEMPT	0.101827048
717.06	CO.SCH.SERV.FD.- ANTELOPE VALLEY	0.000375211	0.0375 %	0.008732993	0.000003276	EXEMPT	0.000375211
717.08	ANTELOPE VY.UN.HI.-K.P.S.-ELEM	0.049794229	4.9794 %	0.008732993	0.000434852	EXEMPT	0.049794229

ANNEXATION NUMBER: 104

PROJECT NAME: A-20-104

TRA: 07054

ACCOUNT #	TAXING AGENCY	CURRENT TAX SHARE	PERCENT	PROPOSED DIST SHARE	ALLOCATED SHARE	ADJUSTMENTS	NET SHARE
792.04	ANTELOPE VY.JT. COMMUNITY COLL.	0.028274033	2.8274 %	0.008732993	0.000246916	EXEMPT	0.028274033
***066.75	CO.SANITATION DIST.NO 20 DEBT S.	0.000000000	0.0000 %	0.008732993	0.000000000	0.000000000	0.004804074
TOTAL:		1.000000000	100.0000 %		0.008732993	-0.004804074	1.000000000

RESOLUTION NO. _____

**RESOLUTION OF THE BOARD OF DIRECTORS OF
COUNTY SANITATION DISTRICT NO. 20 OF LOS
ANGELES COUNTY APPROVING AN AMENDMENT TO
JOINT COMMUNITY FACILITIES AGREEMENT WITH
CALIFORNIA MUNICIPAL FINANCE AUTHORITY FOR
CALIFORNIA MUNICIPAL FINANCE AUTHORITY
COMMUNITY FACILITIES DISTRICT NO. 2022-8 (CITY
OF PALMDALE – WILDFLOWER/CREEKSIDE ENCORE)**

WHEREAS, the California Municipal Finance Authority (the “Authority”) has previously established a community facilities district designated as the “California Municipal Finance Authority Community Facilities District No. 2022-8 (City of Palmdale – Wildflower/Creekside Encore)” (the “Community Facilities District”), pursuant to Chapter 2.5 (commencing with Section 53311) of Part 1 of Division 2 of Title 5 of the California Government Code, commonly known as the “Mello-Roos Community Facilities Act of 1982” (the “Act”), for the purpose, among others, of financing through the sale of bonds or the levy of special taxes to pay for the design, construction, and acquisition of certain public facilities which are necessary to meet increased demands placed upon County Sanitation District No. 20 of Los Angeles County (the “Sanitation District”) as a result of the development of the property within the Community Facilities District; and

WHEREAS, in connection therewith, the Authority, Sanitation District, and Pacific Communities Builder, Inc. (the “Developer”) entered into that certain Joint Community Facilities Agreement, dated as of September 1, 2022 (the “Original JCFA”), with respect to the Community Facilities District; and

WHEREAS, the Authority now desires to annex additional real property into the Community Facilities District, the project for which includes 73 lots; and

WHEREAS, in connection with such annexation, an amendment to the Original JCFA is necessary; and

WHEREAS, there has been presented to the Board of Directors of the Sanitation District (the “Board”) a form of an amendment to the Original JCFA (the “JCFA Amendment”) to now be entered into by the Sanitation District, Authority and Developer; and

WHEREAS, the Board now desires to approve the execution and delivery of the JCFA Amendment as provided herein.

NOW, THEREFORE, the Board of Directors of County Sanitation District No. 20 of Los Angeles County does hereby resolve, determine, and order as follows:

SECTION 1. The Board hereby determines that the JCFA Amendment, attached hereto as Exhibit A and incorporated herein, by and between the Authority, the Sanitation District, and Developer will be beneficial to the residents of the Sanitation District.

SECTION 2. The JCFA Amendment is hereby approved in the form submitted to the Board at the meeting at which this Resolution is adopted and the Chief Engineer and General Manager (the “Authorized Officer”) is authorized to execute and deliver the JCFA Amendment on behalf of the Sanitation District. The Authorized Officer is authorized to consent to any such modifications of the JCFA Amendment as may be necessary to effectuate its purposes.

SECTION 3. The Secretary to the Board shall deliver or cause to be delivered an executed copy of the JCFA Amendment to the Authority.

APPROVED AND ADOPTED by the Board of Directors of County Sanitation District No. 20 of Los Angeles County this 22nd day of January 2024, by the following vote:

AYES: _____
NOES: _____
ABSTAIN: _____
ABSENT: _____

Chairperson, Board of Directors

ATTEST:

Secretary to the Board of Directors

EXHIBIT A
JCFA AMENDMENT
(ATTACHED)

FIRST AMENDMENT TO JOINT COMMUNITY FACILITIES AGREEMENT

This First Amendment to Joint Community Facilities Agreement (the “JCFA Amendment”) is entered into as of _____, 2024, by and between County Sanitation District No. 20 of Los Angeles County, a county sanitation district organized and existing under the laws of the State of California (the “Sanitation District”), California Municipal Finance Authority, a joint exercise of powers authority organized and existing under the laws of the State of California (the “Authority”), and Pacific Communities Builder, Inc., a corporation organized and existing under the laws of the State of California (the “Developer”).

RECITALS

WHEREAS, the Authority has previously established California Municipal Finance Authority Community Facilities District No. 2022-8 (City of Palmdale – Wildflower/Creekside Encore) (the “Community Facilities District”); and

WHEREAS, in connection therewith, the Authority, Sanitation District, and the Developer entered into that certain Joint Community Facilities Agreement, dated as of September 1, 2022 (the “Original JCFA”), with respect to the Community Facilities District; and

WHEREAS, the Authority desires to annex additional real property into the Community Facilities District, the project for which includes 73 lots; and

WHEREAS, in connection with such annexation, an amendment to the Original JCFA is necessary; and

WHEREAS, the Authority, Sanitation District, and the Developer now desire to enter into this JCFA Amendment in order to amend certain provisions of the Original JCFA as provided herein.

NOW, THEREFORE, in consideration of the execution and performance of this JCFA Amendment and of the mutual promises and covenants herein contained, the parties hereto agree as follows:

AGREEMENT

Section 1. Incorporation of Recitals. All of the foregoing Recitals are correct and are incorporated in this JCFA Amendment by reference.

Section 2. Amendment to Definitions in Original JCFA. The following amendments to Section 6 of the Original JCFA are hereby made by this JCFA Amendment:

2.1. The definition of “Available Return Amount” in Section 6 of the Original JCFA is hereby deleted and replaced with the following:

“Available Return Amount” means an amount equal to the remainder of
(i) the amount of Bond proceeds deposited in the Sanitation District Facilities Account, less (ii) \$50,000.

2.2. The definition of “Subject Units” in Section 6 of the Original JCFA is hereby deleted and replaced with the following:

“Subject Units” means the approximately 279 residential units, consisting of single-family homes, to be constructed on the Property within the boundaries of the Community Facilities District, for which entitlements have been obtained by the Developer or an affiliate thereof.

Section 3. Binding on Successors; No Third-Party Beneficiaries. This JCFA Amendment shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto. This JCFA Amendment is entered into solely for the benefit of the parties and the successors, transferees and assigns of all parties. Other than Authority, Sanitation District, and Developer, and their successors, transferees, and assigns, no third person shall be entitled, directly or indirectly, to base any claim or to have any right arising from, or related to, this JCFA Amendment.

Section 4. Interpretation Guides. In interpreting this JCFA Amendment, it shall be deemed that it was prepared by the parties jointly and no ambiguity shall be resolved against any party on the premise that it or its attorneys were responsible for drafting this JCFA Amendment or any provision thereof. Headings used in this JCFA Amendment are for convenience and ease of reference only and are not intended nor may be construed as a guide to interpret any provision of this JCFA Amendment.

Section 5. Due Authority of Signatories to Execute Agreement. Each individual signing this JCFA Amendment warrants and represents that he or she has been authorized by appropriate action of the party which he or she represents to enter into this JCFA Amendment on behalf of the party.

Section 6. California Law Governs. This JCFA Amendment and all rights and obligations arising out of it shall be construed in accordance with the laws of the State of California.

Section 7. Counterparts. This JCFA Amendment may be signed and executed in one or more counterparts which, taken together, shall constitute one original document.

Section 8. Amendments. This JCFA Amendment and the Original JCFA may only be amended by written amendment signed by all parties hereto.

Section 9. Original JCFA to Remain in Effect. Save and except as amended and supplemented by this JCFA Amendment, the Original JCFA shall remain in full force and effect. All of the remaining provisions of the Original JCFA shall apply to this JCFA Amendment.

(signature page follows)

IN WITNESS WHEREOF, the parties hereto have caused this JCFA Amendment to be executed as of the day and year first above written.

**CALIFORNIA MUNICIPAL FINANCE
AUTHORITY**

By: _____
Executive Director

**COUNTY SANITATION DISTRICT OF LOS
ANGELES COUNTY**

By: _____
Chief Engineer and General Manager

PACIFIC COMMUNITIES BUILDER, INC.

By: _____
Authorized Representative