

**LOCAL AGENCY FORMATION COMMISSION
SPECIAL MEETING AGENDA**

Wednesday, May 9, 2007
9:00 a.m.

Room 374A
Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles 90012

A person with a disability may contact the LAFCO office at (818) 254-2454 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.

1. **CALL MEETING TO ORDER.**

2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN GLADBACH.**

3. **PROTEST HEARINGS**
 - a. Los Angeles County Sanitation District No. 14 – Annexation 297.
 - b. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation 347.

4. **REQUEST FOR APPROVAL WITHOUT NOTICE AND HEARING**
 - a. Los Angeles County Sanitation District No. 14 – Annexation 309.
 - b. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation 343.
 - c. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation 346.

5. **OTHER ITEMS**

- a. Approve minutes of the meeting held April 25, 2007.
- b. Municipal Service Review and Sphere of Influence Update.
- c. Receive and file update on pending applications.

6. **PUBLIC COMMENT**

This is the opportunity for members of the public to address the Commission on items that are 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.

7. **FUTURE MEETINGS**

May 23, 2007

June 13, 2007

8. **FUTURE AGENDA ITEMS**

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

9. **ADJOURNMENT MOTION**

Staff Report

May 9, 2007

Protest Hearing on Annexation No. 297 to Los Angeles County Sanitation District No. 14

Agenda Item No. 3a

On March 28, 2007 your Commission approved a request initiated by Los Angeles County District No. 14 to annex 29.809 acres of inhabited territory into the boundaries of District No. 14. 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 area consists of one-single family home. The territory is also being developed to include 66 proposed single-family homes.

Population: The population is estimated at 122 residents.

Landowners: There are 69 landowners within the annexation territory.

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

Zoning, Present and Future Land Use: The current zoning is R-1-12,000, single family residential with a minimum lot size of 12,000 square feet. The present land use is residential and vacant. The territory consists of one-single family home. The territory is also being developed to include 66 single-family homes.

Surrounding Land Use: The surrounding land use is residential and vacant residential land.

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 2020 Facilities Plan. The wastewater generated by the proposed project will be treated at the Lancaster Water Reclamation Plant (LWRP). The District will have adequate capacity to collect, treat and dispose of the wastewater anticipated to be generated by the subject territory.

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

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

Sphere of Influence: The subject territory is within the sphere of influence of District No.14.

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

CEQA: With respect to the existing single-family home, the annexation is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation containing existing structures developed to the density allowed by the current zoning. The three negative declarations adopted by the City of Palmdale are adequate for the consideration of 66 single-family homes and two retention basins.

Correspondence: No correspondence has been received.

Recommended Action

1. Open the protest hearing and receive written protests.
2. Close 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 297 to Los Angeles County Sanitation District No. 14 directly or order the annexation subject to confirmation by the registered voters of the affected territory.

RESOLUTION NO. 2007-P

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY ORDERING
LOS ANGELES COUNTY SANITATION DISTRICT NO. 14**

ANNEXATION NO. 14-297

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

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for one existing single-family home and the development of 66 proposed single-family homes; and

WHEREAS, a description of the boundaries and map of the proposal is set forth in Exhibits "A" and "B," attached hereto and by this reference incorporated herein; and

WHEREAS, the territory consists of 29.809 acres and is inhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 297"; and

WHEREAS, on March 28, 2007, the Commission approved Annexation No.14-297; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set May 9, 2007 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 34 and the number of property owners is 69 and the total assessed value of land within the affected territory is \$18,374,425.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 14-297 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 Exhibit "A" hereto, to the Los Angeles County Sanitation District No. 14.
4. Pursuant to Government Code section 56886, the annexation shall be subject to the following terms and conditions:
 - a. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as the Los Angeles County Sanitation District No. 14 may legally impose.
 - b. The regular County assessment roll shall be utilized by the Los Angeles County Sanitation District No. 14.
 - c. The subject territory will not be taxed for existing bonded indebtedness of the District.
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 9th day of May 2007.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER, Executive Officer

Staff Report

May 9, 2007

Protest Hearing on Annexation No. 347 to The Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)

Agenda Item No. 3b

On March 28, 2007 your Commission approved a request initiated by the Santa Clarita Valley Sanitation District to annex 7.085 of uninhabited 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 territory currently being developed to include 35 proposed condominiums, located in residential area.

Population: The population is estimated at 110 residents.

Landowners: There are 35 landowners within the annexation area.

Topography, Natural Boundaries and Drainage Basins: The topography in front of the property is a flat graded pad and the rear of the property is hillside.

Zoning, Present and Future Land Use: The current zoning is RM, Residential Moderate with a maximum of 15 dwelling units per acre. The present land use is residential. The territory is being developed to include 35 proposed condominiums.

Surrounding Land Use: The surrounding land use is residential, commercial, and open-space.

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 2015 Santa Clarita Valley Joint Sewerage Facilities Plan and EIR. The wastewater generated by the proposed project will be treated at the Santa Clarita Valley Joint Sewerage System, which is comprised of the Saugus and Valencia Water Reclamation Plants. The District will have adequate capacity to collect, treat and dispose of the wastewater anticipated to be generated by the subject territory.

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

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

Sphere of Influence: The subject territory is within the sphere of influence of the SCVSD.

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

CEQA: The mitigated negative declaration adopted by the City of Santa Clarita is adequate for consideration of this proposal.

Correspondence: No correspondence has been received.

Recommended Action

1. Open the protest hearing and receive written protests.
2. Close protest hearing.
3. Instruct the Executive Officer, pursuant to Government Code Section 57075, to determine the value of protests filed and not withdrawn and report back to the Commission with the results.
4. Based upon the results of the protest hearing either adopt a resolution terminating the annexation proceedings if a majority protest exists or order Annexation 347 to the SCVSD if a majority protest does not exist.

RESOLUTION NO. 2007-P

**RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY ORDERING
TO THE SANTA CLARITA VALLEY SANITATION DISTRICT OF LOS ANGELES COUNTY
(SCVSD)**

ANNEXATION NO. 347 TO THE 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 sewage disposal for the development of 35 proposed condominiums; and

WHEREAS, a description of the boundaries and map of the proposal is set forth in Exhibits "A" and "B," attached hereto and by this reference incorporated herein; and

WHEREAS, the territory consists of 7.085 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 347"; and

WHEREAS, on March 28, 2007, the Commission approved Annexation No. 347; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set May 9, 2007 as the date for the protest hearing and has given notice thereof; and

WHEREAS, at the time and place fixed in the notice, the hearing was held and any and all oral or written protests, objections and evidence were received and considered; and

WHEREAS, the Commission, acting as the conducting authority, has the ministerial duty of tabulating the value of protests filed and not withdrawn and either terminating these proceedings if a majority protest exists or ordering the annexation directly if a majority protest does not exist.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that the number of property owners is 35 and the total assessed value of land within the affected territory is \$1,187,600.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 347 to the SCVSD and not withdrawn is ____, which, even if valid, represents owners of land who own less than 50 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 subject territory will not be taxed for existing bonded indebtedness of the District.
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 9th day of May 2007.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER, Executive Officer

STAFF REPORT

May 09, 2007

Agenda Item No. 4a

Annexation No. 309 To County Sanitation District No. 14

The following is a request to annex 1.250 acres of uninhabited territory to Los Angeles County Sanitation District No. 14.

Proposal Area: The annexation consists of an existing kidney dialysis center, located within a vacant residential community.

Location: The subject territory is located on 15th Street West approximately 80 feet south of Avenue J-8 all within the City of Lancaster.

Factors to be Considered Pursuant to Government Code Section 56668:

1. *Population:* Current population – 0
2. *Landowner:* Vinay & Asha Sunku; Jay Shankar; K. Suguan
3. *Topography, Natural Boundaries and Drainage Basins:* The topography is fairly flat with an existing slope of 1.5% northwesterly.
4. *Zoning, Present and Future Land Use:* The current zoning is OP (Office and Professional). The present and proposed land use is a kidney dialysis center.
5. *Surrounding Land Use:* The surrounding land use is residential and vacant residential.
6. *Assessed Value:* \$1,649,961
7. *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 2020 Facilities Plan. The wastewater generated by the proposed project will be treated at the Lancaster Water Reclamation Plant. The District will have adequate capacity to collect, treat and dispose of the wastewater anticipated to be generated by the subject territory.
8. *Effects on agricultural or open-space lands:* The proposal will not have an effect on agricultural or open space lands.
9. *Boundaries and Lines of Assessment:* The boundary of the proposed annexation conforms to the

recorded lines of assessment.

10. *Sphere of Influence*: The subject territory is within the sphere of influence of District No. 14.

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

12. *Correspondence*: No correspondence has been received.

CEQA: The existing kidney dialysis center is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15332, because it consists of in-fill development within the City limits of five acres or less, which is consistent with the City's general plan.

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

Waiver of Protest Hearing: Pursuant to Government Code Section 56663(c) all owners of land within the affected territory have consented to the change of organization. To date, the subject agencies have not submitted written opposition to waiver of the protest proceedings.

Conclusion: Should the subject territory not be annexed into the district, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

Recommended Action:

1. Waive Notice and Hearing requirements for this application pursuant to Government Code Section 56663(a) and (b).
2. Waive Protest Proceedings for this application pursuant to Government Code Section 56663(c).
3. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 309 to County Sanitation District No. 14.

RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
Resolution No. 2007-RD

MAKING DETERMINATIONS APPROVING AND ORDERING
CERTAIN UNINHABITED TERRITORY
DESIGNATED AS ANNEXATION NO. 309 ANNEXED 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 in the City of Lancaster; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for an existing kidney dialysis center; 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 1.250 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is "Annexation No. 309"; and

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

WHEREAS, on May 09, 2007 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 finds that the proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332.
3. Annexation No. 309 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.
4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
 - a. The territory to be annexed is uninhabited;
 - b. All owners of land within the affected territory have given their written consent to the change of organization; and
 - c. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 14.
6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by

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

PASSED AND ADOPTED this 9th day of May 2007.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

STAFF REPORT

May 09, 2007

Agenda Item No. 4b

Annexation No. 343 To The Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)

The following is a request to annex 1.038 acres of uninhabited territory to the Santa Clarita Valley Sanitation District of Los Angeles County.

Proposal Area: The annexation consists of one single-family home located within a residential community.

Location: The subject territory is located on Condor Ridge Road approximately 100 feet east from its intersection with Circle G Drive all within the City of Santa Clarita.

Factors to be Considered Pursuant to Government Code Section 56668:

1. *Population:* Current population – 4
2. *Landowner:* Wells Fargo Bank, N.A, Trustee for Nicole R. Fortman Trust.
3. *Topography, Natural Boundaries and Drainage Basins:* The topography is slightly hilly.
4. *Zoning, Present and Future Land Use:* The current zoning is RVL, Residential-Very Low Density with one dwelling unit per gross acre. The present and proposed land use is residential.
5. *Surrounding Land Use:* The surrounding land use is residential.
6. *Assessed Value:* \$826,588
7. *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 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 District will have adequate capacity to collect, treat and dispose of the wastewater anticipated to be generated by the subject territory.
8. *Effects on agricultural or open-space lands:* The proposal will not have an effect on agricultural or open space lands.
9. *Boundaries and Lines of Assessment:* The boundary of the proposed annexation conforms to the recorded lines of assessment.

10. *Sphere of Influence*: The subject territory is within the sphere of influence of the SCVSD.

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

12. *Correspondence*: No correspondence has been received.

CEQA: The project is exempt from the provisions of 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.

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

Waiver of Protest Hearing: Pursuant to Government Code Section 56663(c) all owners of land within the affected territory have consented to the change of organization. To date, the subject agencies have not submitted written opposition to waiver of the protest proceedings.

Conclusion: Should the subject territory not be annexed into the district, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

Recommended Action:

1. Waive Notice and Hearing requirements for this application pursuant to Government Code Section 56663(a) and (b).
2. Waive Protest Proceedings for this application pursuant to Government Code Section 56663(c).
3. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 343 to the Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD).

RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
Resolution No. 2007-RD

MAKING DETERMINATIONS APPROVING AND ORDERING
CERTAIN UNINHABITED TERRITORY
DESIGNATED AS ANNEXATION NO. 343 ANNEXED TO
THE 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 in the 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

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 1.038 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 343”; and

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

WHEREAS, on May 09, 2007 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 finds that the proposed annexation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15319(a).
3. Annexation No. 343 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 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.
4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
 - a. The territory to be annexed is uninhabited;
 - b. All owners of land within the affected territory have given their written consent to the change of organization; and
 - c. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the SCVSD.
6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by

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

PASSED AND ADOPTED this 9th day of May 2007.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

STAFF REPORT

May 09, 2007

Agenda Item No. 4c

Annexation No. 346 To The Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)

The following is a request to annex 6.135 acres of uninhabited territory to the Santa Clarita Valley Sanitation District of Los Angeles County.

Proposal Area: The annexation consists of vacant land located within a residential area. The territory is being developed to include a proposed day care center and proposed church.

Location: The subject territory is located on Soledad Canyon Road approximately 3,000 feet southwesterly from its intersection with Sand Canyon Road all within the City of Santa Clarita.

Factors to be Considered Pursuant to Government Code Section 56668:

1. *Population:* Current population – 0
2. *Landowner:* Mattsons M & L
3. *Topography, Natural Boundaries and Drainage Basins:* The topography is generally flat.
4. *Zoning, Present and Future Land Use:* The current zoning is RS, Residential Suburban with 3.4 to 6.6 dwelling units per acre. The present land use is vacant. The proposed land use is residential suburban.
5. *Surrounding Land Use:* The surrounding land use is residential suburban to the north and west, multi-family residences to the east, and the Antelope Valley Freeway (14) to the south.
6. *Assessed Value:* \$1,243,184
7. *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 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 District will have adequate capacity to collect, treat and dispose of the wastewater anticipated to be generated by the subject territory.
8. *Effects on agricultural or open-space lands:* The proposal will not have an effect on agricultural or open space lands.

9. *Boundaries and Lines of Assessment:* The boundary of the proposed annexation conforms to the recorded lines of assessment.
10. *Sphere of Influence:* The subject territory is within the sphere of influence of the SCVSD.
11. *Tax Resolution:* All affected agencies have adopted a negotiated tax exchange resolution.
12. *Correspondence:* No correspondence has been received.

CEQA: The negative declaration adopted by the City of Santa Clarita 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. 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 Hearing: Pursuant to Government Code Section 56663(c) all owners of land within the affected territory have consented to the change of organization. To date, the subject agencies have not submitted written opposition to waiver of the protest proceedings.

Conclusion: Should the subject territory not be annexed into the district, the landowners would have to use less efficient alternative means to collect, treat, and dispose of the wastewater anticipated to be generated by the subject territory.

Recommended Action:

1. Waive Notice and Hearing requirements for this application pursuant to Government Code Section 56663(a) and (b).
2. Waive Protest Proceedings for this application pursuant to Government Code Section 56663(c).
3. Adopt Resolution Making Determinations Approving and Ordering Annexation No. 346 to Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD).

RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
Resolution No. 2007-RD

MAKING DETERMINATIONS APPROVING AND ORDERING
CERTAIN UNINHABITED TERRITORY
DESIGNATED AS ANNEXATION NO. 346 ANNEXED TO
THE SANTA CLARITA VALLEY COUNTY 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 in the City of Santa Clarita; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for a proposed day care center and proposed church; and

WHEREAS, a description of the boundaries and map of the proposal are set forth in Exhibits “A” and “B”, attached hereto and by this reference incorporated herein; and

WHEREAS, the territory consists of 6.135 acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 346”; and

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

WHEREAS, on May 09, 2007 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. Acting in its role as a responsible agency with the respect to Annexation No. 346, 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 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 previously adopted by the lead agency in connection with its approval of the project.
3. Annexation No. 346 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 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.
4. Pursuant to Government Code Section 56663(c), the Commission hereby finds and determines that:
 - a. The territory to be annexed is uninhabited;
 - b. All owners of land within the affected territory have given their written consent to the change of organization; and
 - c. No subject agency has submitted written opposition to a waiver of protest proceedings.

Based thereon, protest proceedings are waived.

5. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the SCVSD.
6. The Executive Officer is directed to transmit a certified copy of this resolution to the General Manager of the District, upon the District's payment of the applicable fees required by Government Code Section 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code Section 57200, et seq.

PASSED AND ADOPTED this 9th day of May 2007.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER
Executive Officer

STAFF REPORT

May 9, 2007

Agenda Item No. 5b MUNICIPAL SERVICE REVIEWS AND SPHERES OF INFLUENCE UPDATE

<u>Regional Area</u> Cities / Water Districts	MSR Draft Completion Status	Workshop Meeting Status	SOI Draft Completion Status	Commission Hearing Schedule Projection	Comments
<u>Los Angeles Area</u> Cities (8) Water Districts (2)	Complete	Complete	Complete	December 13, 2006	Approved 8 cities and 1 district on 12/13/06 – Crescenta Valley open

<u>Catalina</u> Cities (1)	Complete	Complete	Complete	Feb. 27, 2004	No Special Districts
<u>Misc. Gov't. Services</u> Total Districts (29)	Complete	Complete	Complete	Jun. 23, 2004	
<u>Las Virgenes</u> Cities (5) Water Districts (2)	Complete Complete	Complete Complete	Complete Complete	Aug. 25, 2004	
<u>High Desert</u> Cities (2) Water Districts (8)	Complete Complete	Complete Complete	Complete Complete	Aug. 25, 2004	
<u>Santa Clara</u> Cities (1) Water Districts (5)	Complete Complete	Complete Complete	Complete Complete	Jan. 19, 2005	Approved 3 districts at LAFCO Hearing on Dec 14, 2005
<u>San Gabriel-West</u> Cities (18) Water Districts (8)	Complete Complete	Complete Complete	Complete Complete	Dec. 8, 2004	
<u>San Gabriel – East</u> Cities (13) Water Districts (5)	Complete Complete	Complete Complete	Complete Complete	July 13, 2005	
<u>San Districts</u> (25)	Complete	Complete	Complete	May 25, 2005	
<u>South Bay</u> Cities (14) Water Districts (1)	Complete Complete	Complete Complete	Complete Complete	Sept. 28, 2005	
<u>Gateway</u> Cities (26) Water Districts (6)	Complete Complete	Complete Complete	Complete Complete	Dec. 14, 2005	Approved 3 cities and 1 Water District on Feb. 22, 2006

Crescenta Valley Water District is still open

179 Total SOI's / MSR's Completed to date -

88 Cities 29 Misc. Districts 36 Water Districts 25 San Districts