

**LOCAL AGENCY FORMATION COMMISSION
MEETING AGENDA**

Wednesday, May 14, 2008
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 (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 HEARING**
 - a. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 281.

4. **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. Appointment of Public Member for a term commencing May 2008 and expiring May 2012
- b. Approve Operating Account and Check Register for the month of April
- c. Approve Minutes of April 23, 2008
- d. Receive and file update on pending applications

5. **OTHER**

- a. Conference Report
- b. Report on East Los Angeles, Rowland Heights and West Ranch Proposed Incorporations.

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 28, 2008
June 11, 2008
June 25, 2008
July 9, 2008

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 14, 2008

Agenda Item No. 3a

**Protest Hearing on Annexation No. 281 to
Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD)**

On March 26, 2008 your Commission approved a request initiated by the Santa Clarita Valley Sanitation District of Los Angeles County to annex 0.678± acres of uninhabited territory into the boundaries of 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 two existing single-family homes, located within residential and vacant areas.

Population: The current population is 3.

Landowners: Ryan Arzaga; Lily Mendoza.

Topography, Natural Boundaries and Drainage Basins: The topography contains gentle slopes.

Zoning, Present and Future Land Use: The current zoning is RL; Residential Low with up to 2.2 dwelling units per acre. The present and proposed land use is residential.

Surrounding Land Use: The surrounding land use is residential.

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 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.

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 have adopted a negotiated tax exchange resolution.

CEQA: The two existing single-family are exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319(a), because it is an annexation that contains existing structures developed to the density allowed by current zoning.

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 No. 281 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. 2008-00PR
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR LOS ANGELES COUNTY
MAKING DETERMINATIONS ORDERING
ANNEXATION NO. 281 TO 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 two existing single-family homes; and

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

WHEREAS, the territory consists of 0.678± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 281 to SCVSD”; and

WHEREAS, on March 26, 2008, the Commission approved Annexation No. 281 to SCVSD; and

WHEREAS, pursuant to Government Code Section 57002, the Executive Officer of the Commission has set May 14, 2008 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 1 and the number of property owners is 2 and the total assessed value of land within the affected territory is \$1,148,780.00.
2. The Commission finds that the number of written protests filed in opposition to Annexation No. 281 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 Exhibit "A" 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 be taxed for existing bonded indebtedness, if any, 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 14th day of May 2008.

Ayes:

Noes:

Absent:

Abstain:

SANDOR L. WINGER, Executive Officer