

**LOCAL AGENCY FORMATION COMMISSION  
MEETING AGENDA**

Wednesday, February 25, 2009  
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.

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](http://www.lalafco.org).

\*\*\*\*\*

1. **CALL MEETING TO ORDER.**
2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIRMAN GLADBACH.**
3. **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 February 11, 2009.
  - b. Receive and file update on pending applications.
  - c. Santa Clarita Valley Sanitation District of Los Angeles County – Annexation No. 277.
4. **OTHER ITEMS**
    - a. CALAFCO University - SB 375 Class on March 12, 2009
    - b. Report on East Los Angeles, Rowland Heights and West Ranch Proposed Incorporations.

5. **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.

6. **FUTURE MEETINGS**

March 11, 2009  
March 25, 2009  
April 8, 2009  
April 22, 2009

7. **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.

8. **ADJOURNMENT MOTION**

**Staff Report**

**February 25, 2009**

**Agenda Item No. 3c**

**Annexation No. 277 to Santa Clarita Valley  
Sanitation District of Los Angeles County (SCVSD)**

The following is a request to annex 40.154± acres of uninhabited territory to the SCVSD.

**Proposal Area:** The annexation consists of partially developed land, located within a commercial area. The site has already been graded, paved, and subdivided. The territory is currently being developed to include ten proposed commercial lots and one proposed hotel.

**Location:** The subject territory is located at the northwest intersection of Magic Mountain Parkway and The Old Road, all within unincorporated County territory.

**Factors to be Considered Pursuant to Government Code Section 56668:**

1. ***Population:*** The current population 0.
2. ***Landowners:*** Newhall Land & Farming; LNR CPI Entrada Office, LLC.
3. ***Topography, Natural Boundaries and Drainage Basins:*** The topography consists of gently sloping hills.
4. ***Zoning, Present and Future Land Use:*** The current zoning is C-3-DP; Unlimited Commercial – Development Program. The present land use is vacant. The proposed land use is commercial and open space.
5. ***Surrounding Land Use:*** The surrounding land use is commercial and open space.
6. ***Assessed Value:*** The total assessed value is \$9,528,859.
7. ***Governmental Services and Control, Availability and Adequacy:*** The subject territory is not currently serviced by the SCVSD. However, the area was included in the future service area that might be served by the SCVSD and the SCVSD's future wastewater management needs were addressed in the 2015 Santa Clarita Valley Joint Sewerage Facilities Plan and EIR. The wastewater generated by the proposed project will be treated by the Santa Clarita Valley Joint Sewerage System, which is comprised of the Saugus and Valencia Water reclamation plants. The SCVSD will have adequate capacity to collect, treat, and dispose of the wastewater 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 lands. The territory will include two dedicated open space lots.
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 County 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, no subject agency has submitted written opposition to waiver of the protest proceedings.

**Conclusion:** It has been determined that the proposal will not have a significant effect on the environment. Should the subject territory not be annexed into the SCVSD, 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. Adopt the Resolution Making Determinations Approving and Ordering Annexation No. 277 to the SCVSD.

**RESOLUTION NO. 2009-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR LOS ANGELES COUNTY**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**ANNEXATION NO. 277 TO**  
**SANTA CLARITA VALLEY SANITATION DISTRICT**  
**OF LOS ANGELES COUNTY (SCVSD)**

WHEREAS, the SCVSD adopted a resolution of application to initiate proceedings before the Local Agency Formation Commission for Los Angeles County (the Commission) pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for the annexation of territory located in unincorporated County territory; and

WHEREAS, the principal reason for the proposed annexation is to provide offsite sewage disposal for ten proposed commercial lots and one proposed hotel; 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 40.154± acres and is uninhabited; and

WHEREAS, the short-form designation given this proposal is “Annexation No. 277 to the SCVSD”; and

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

WHEREAS, on February 25, 2009, 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 a written demand for notice and hearing on this proposal.

Based thereon, notice and hearing requirements are waived.

2. Acting in its role as a responsible agency with the respect to Annexation No. 277, 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 County 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. 277 to the SCVSD is hereby approved subject to the following terms and conditions:
  - a. The property so annexed shall be subject to the payment of such service charges, assessments or taxes as the SCVSD may legally impose.
  - b. The regular County assessment roll is utilized by the SCVSD.
  - c. The affected territory will be taxed for existing general bonded indebtedness, if any, of the SCVSD.

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 SCVSD, upon the SCVSD’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 25<sup>th</sup> day of February 2009.

Ayes:

Noes:

Absent:

Abstain:

---

**SANDOR L. WINGER, Executive Officer**