



Voting Members

Donald Dear
Chair

Gerard McCallum
1st Vice-Chair

Margaret Finlay
2nd Vice-Chair

John Lee
John Mirisch
Kathryn Barger
Lindsey Horvath
Robert Lewis
Vacant
(San Fernando Valley)

Alternate Members

Angie Reyes English
Anthony Bell
Hilda Solis
Imelda Padilla
Micah Ali
Wendy Celaya

LALAFCO Staff

Paul Novak
Executive Officer

Adriana Romo
Deputy Executive Officer

Adriana Flores
Alisha O'Brien
Amber De La Torre
Doug Dorado
Taylor Morris

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

February 12, 2025

Present:

Donald Dear, Chair

Margaret Finlay
John Lee
Robert Lewis
Gerard McCallum
John Mirisch

Anthony Bell, Alternate
Wendy Celaya, Alternate

Paul Novak, Executive Officer
Tiffani Shin, Legal Counsel

Absent:

Kathryn Barger
Lindsey Horvath

Micah Ali, Alternate
Imelda Padilla, Alternate
Angie Reyes English, Alternate
Hilda Solis, Alternate

Vacant:

San Fernando Valley, Voting Member

1 CALL MEETING TO ORDER

The meeting was called to order at 9:00 a.m. as an in-person meeting.

- a. Commissioner(s) request to participate remotely pursuant to Government Code § 54953.(f)(2):

(None).

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Dear.

3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

(None).

ANNOUNCEMENTS

The Executive Officer (EO) announced that the agenda for today's meeting was posted on the LAFCO website and at the Kenneth Hahn Hall of Administration on Wednesday, February 5, 2025, in accordance with State law.

The EO indicated that after the posting of the Agenda, Orange County LAFCO Commissioner Derek McGregor submitted a letter to LAFCO, and all Commissioners received a copy of that letter.

4 SWEARING-IN OF SPEAKER(S)

The EO swore-in five (5) members of the audience who planned to testify, in-person, and one (1) member of the audience who planned to testify remotely.

5 PUBLIC COMMENT

(None).

6 CONSENT ITEM(S)

The Commission took the following actions under Consent Item(s):

- a. Approved Minutes of November 13, 2024.
- b. Approved Operating Account Check Register for the months of November 2024; December 2024; and January 2025.

- c. Received and filed the Update on Pending Proposals.
- d. Received and filed the Legislative Update (None).
- e. Received and filed the Executive Officer's Written Report.
- f. Information Item(s) – Government Code § 56751 (city proposal). (None).
- g. Received and filed the Information Item(s) – Government Code § 56857 (district proposal).
 - i. Annexation No. 2024-11 to the Los Angeles County Waterworks District No. 40, Antelope Valley (NorthPoint filed on behalf of landowners).
 - ii. Annexation No. 2025-01 to the Los Angeles County Waterworks District No. 40, Antelope Valley (Civil Design and Drafting, Inc. filed on behalf of landowner).
- h. Miscellaneous Communications.

(None).
- i. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 773 to the County Sanitation District No. 21 of Los Angeles County; Resolution No. 2025-01RMD.
- j. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 445 to the County Sanitation District No. 22 of Los Angeles County; Resolution No. 2025-02RMD.
- k. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1136 to the Santa Clarita Valley Sanitation District of Los Angeles County; Resolution No. 2025-03RMD.

MOTION: Finlay SECOND: Lewis APPROVED: 6-0-0
AYES: Bell (Alt, for VACANT), Finlay, Lewis, McCallum, Mirisch, Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Horvath, Lee

The Commission moved to Agenda Item 7.b.

7 PUBLIC HEARING(S)

- b. Annexation No. 2023-07 to the City of Duarte, Amendment to the City of Bradbury and the City of Duarte Spheres of Influence.

Doug Dorado (Senior Government Analyst) summarized the staff report on this item.

The public hearing was opened to receive testimony on the annexation.

Three (3) members of the public testified, remotely, and were in favor of the annexation and thanked the Commission for their consideration approving Annexation No. 2023-07 to the City of Duarte.

Dr. Gene Malone (resident of Royal Oaks)
Jim Lawler (resident of Royal Oaks)
Pat Evans (resident of Royal Oaks)

One (1) member of the public testified, in-person, and was in favor of the annexation and thanked the Commission for their consideration approving Annexation No. 2023-07 to the City of Duarte:

Andrew Smith (Former Executive Director, Royal Oaks)

[Commissioner Lee arrived at 9:10 a.m.]

Commissioner Finlay indicated that she was very happy that the residents of Royal Oaks will be annexed into the City of Duarte and part of the City of Duarte community.

There being no further testimony and no written opposition, nor e-mails, submitted prior to the close of the public hearing, the public hearing was closed.

The Commission took the following action:

- Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 2023-07 to the City of Duarte, Amendment to the City of Bradbury and the City of Duarte Spheres of Influence; Resolution No. 2025-04RMD.

MOTION: Finlay SECOND: Mirisch APPROVED: 7-0-0
AYES: Bell (Alt, for VACANT), Finlay, Lee, Lewis, McCallum, Mirisch, Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Horvath

The Commission moved back to Agenda Item 7.a.

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- a. Reorganization No. 2023-02 to the City of Monrovia (Amendment to the City of Arcadia Sphere of Influence, Amendment to the City of Monrovia Sphere of Influence, Detachment from the City of Arcadia, and Annexation to the City of Monrovia).

Alisha O'Brien (Government Analyst) summarized the staff report on this item.

The public hearing was opened to receive testimony on the annexation.

James Troyer (representative of the landowner Elizabeth Kho) thanked staff members for processing this reorganization.

Landowner Elizabeth Kho indicated that James Troyer suggested that the three (3) properties should be within one (1) jurisdictional boundary, they therefore submitted an application with LAFCO for reorganization to have the one (1) parcel that is within the City of Arcadia detach from the City of Arcadia and annex to the City of Monrovia.

The Commission asked questions and the EO answered their questions to their satisfaction.

There being no further testimony and no written opposition, nor e-mails, submitted prior to the close of the public hearing, the public hearing was closed.

The Commission took the following action:

- Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Reorganization No. 2023-02 to the City of Monrovia (Amendment to the City of Arcadia Sphere of Influence, Amendment to the City of Monrovia Sphere of Influence, Detachment from the City of Arcadia, and Annexation to the City of Monrovia); Resolution No. 2025-05RMD.

MOTION: Mirisch SECOND: Finlay APPROVED: 7-0-0
AYES: Bell (Alt, for VACANT), Finlay, Lee, Lewis, McCallum, Mirisch, Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Horvath

8 PROTEST HEARING(S)

(None).

9 OTHER ITEMS

- a. Procurement and Reporting Annual Report for 2024.

Adriana Romo (Deputy Executive Officer) summarized the staff report on this item.

The Commission took the following action:

- Received and filed the Procurement and Reporting Policy Annual Report for 2024.

MOTION: Mirisch SECOND: Finlay APPROVED: 7-0-0
AYES: Bell (Alt, for VACANT), Finlay, Lee, Lewis, McCallum, Mirisch, Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Horvath

9 OTHER ITEMS

- b. California Association of Local Agency Formation Commission (CALAFCO) Update (continued from the January 8, 2025 Meeting) and Renewal/Non-Renewal of CALAFCO Membership in Fiscal Year 2025-2026.

The EO summarized the staff report on this item.

The Commission asked questions and the EO answered their questions to their satisfaction.

The Commission took the following actions:

- Received and filed the CALAFCO Update; and
- Directed staff to notify CALAFCO in writing that LA LAFCO is not renewing its membership in Fiscal Year 2025-2026, effective July 1, 2025.

MOTION: Finlay SECOND: Mirisch APPROVED: 7-0-0
AYES: Bell (Alt, for VACANT), Finlay, Lee, Lewis, McCallum, Mirisch, Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Horvath

The Commission took the following action:

- Directed the Executive Officer to create a successor agency or a “coalition of Southern LAFCOs” with Orange, San Diego, Riverside, and Los Angeles LAFCOs to establish

Legislative representation in Sacramento, monitoring of legislation, and provide Commissioner, staff, and legal counsel educational training.

MOTION: Finlay SECOND: McCallum APPROVED: 7-0-0
AYES: Bell (Alt, for VACANT), Finlay, Lee, Lewis, McCallum, Mirisch, Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Horvath

[Commissioner Lee left at 10:00 a.m.]

9 OTHER ITEMS

c. Audit Contract Amendment.

Adriana Romo (Deputy Executive Officer) summarized the staff report on this item.

The Commission took the following actions:

- Proceeded to exercise its option to extend LAFCO's contract with Davis Farr, LLP for one additional year, FY 2024-25, and
- Directed staff to extend and amend its contract with Davis Farr, LLP for auditing services for FY 2024-25 in an amount not-to-exceed \$10,400.

MOTION: McCallum SECOND: Finlay APPROVED: 6-0-0
AYES: Bell (Alt, for VACANT), Finlay, Lewis, McCallum, Mirisch, Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Horvath, Lee

9 OTHER ITEMS

d. Fiscal Year 2024-25 Mid-Year Budget Status Report.

The Commission took the following action:

- Received and filed the Mid-Year Budget Status Report for FY 2024-25.

MOTION: Finlay SECOND: Lewis APPROVED: 6-0-0
AYES: Bell (Alt, for VACANT), Finlay, Lewis, McCallum, Mirisch, Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Horvath, Lee

9 OTHER ITEMS

- e. Fiscal Year 2024-25 Mid-Year Investment Status Report.

The Commission took the following action:

- Received and filed the Mid-Year Investment Status Report for FY 2024-25.

MOTION: Finlay SECOND: Lewis APPROVED: 6-0-0
AYES: Bell (Alt, for VACANT), Finlay, Lewis, McCallum, Mirisch, Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Horvath, Lee

9 OTHER ITEMS

- f. Statements of Economic Interests – Form 700 Filing.

The Commission took the following action:

- Received and filed the Statements of Economic Interests - Form 700 Filing report.

MOTION: Finlay SECOND: Lewis APPROVED: 6-0-0
AYES: Bell (Alt, for VACANT), Finlay, Lewis, McCallum, Mirisch, Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Horvath, Lee

Note: The Commission made one motion under Agenda Item Nos. 9.d., 9.e., and 9.f.

9 OTHER ITEMS

- g. As-Needed Alternate Legal Counsel.

The EO summarized the staff report on this item.

The Commission took the following action:

- Directed the Executive Officer to negotiate contract amendments, for a new term of three (3) years and adjusting billing rates, with no other changes, with the law firms of Best Best & Krieger; Nossaman LLP; and Sloane Sakai LLP; to bring back the contracts to the Commission for approval at a future meeting; and to execute the contract amendments.

MOTION: Finlay SECOND: Lewis APPROVED: 6-0-0
AYES: Bell (Alt, for VACANT), Finlay, Lewis, McCallum, Mirisch, Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Horvath, Lee

10 REQUESTED POSITION(S) ON LEGISLATION

(None).

11 COMMISSIONERS' REPORT

Commissioner Lewis noted that he will be attending the Annual Association of California Water Agencies (ACWA) 2025 Conference in Washington D.C., February 25th through February 27th. Commissioner Lewis indicated that if any Commissioners are interested in discussing water-related matters with him to discuss at the conference, please find him after the Commission meeting.

12 EXECUTIVE OFFICER'S REPORT

The EO thanked the Commissioners for cancelling the January 8, 2025, meeting due to the wildfires, and he also thanked the Los Angeles County Chief Executive Office for hosting today's meeting in an alternate location.

13 PUBLIC COMMENT

(None).

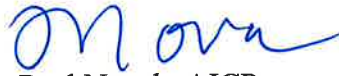
14 FUTURE MEETINGS

March 12, 2025
April 9, 2025
May 14, 2025

15 ADJOURNMENT

Chair Dear adjourned the meeting at 10:12 a.m.

Respectfully submitted,



Paul Novak, AICP
Executive Officer

**RESOLUTION NO. 2025-01RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 773 TO THE COUNTY SANITATION DISTRICT NO. 21
OF LOS ANGELES COUNTY"**

WHEREAS, the County Sanitation District No. 21 of Los Angeles County (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with § 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the District, all within the City of Claremont (City); and

WHEREAS, the proposed annexation consists of approximately 1.08± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 773 to the County Sanitation District No. 21 of Los Angeles County"; 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 principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for one (1) existing single-family home; and

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

WHEREAS, the Commission has determined that the proposed annexation ("Proposal") meets all of the criteria for the Commission to make a determination without notice and hearing and waive protest proceedings entirely, pursuant to Government Code § 56662; and

WHEREAS, the Executive Officer set the item for consideration for February 12, 2025 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on February 12, 2025, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation, and in its independent judgment on the record determines that the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning and the extension of services to the existing facilities would have the capacity to serve only the existing facilities.
2. Pursuant to Government Code § 56662(a), the Commission hereby finds and determines that:
 - a. The territory encompassed by the annexation is uninhabited; and
 - b. Pursuant to Government Code §§ 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected local agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

- c. The annexation was accompanied by satisfactory proof that all owners of land within the affected territory have given their written consent to the proposal.

Based thereon, pursuant to Government Code § 56662 (a), the Commission may, and hereby does, make determinations on the proposal without notice and hearing, and the Commission may, and hereby does, waive protest proceedings entirely.

3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 1.08± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 773 to the County Sanitation District No. 21 of Los Angeles County".

5. Annexation No. 773 to the County Sanitation District No. 21 of Los Angeles County is hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.

- c. Recordation of the Certificate of Completion shall not occur prior to the conclusion of the 30-day reconsideration period set forth in Government Code § 56895.
- d. All fees due to LAFCO, the County of Los Angeles (including, but not limited to, fees owed to the County Assessor and/or the Registrar-Recorder/County Clerk), and the State of California Board of Equalization; shall be paid by the Applicant, in full, prior to LAFCO's filing the Certificate of Completion. Failure to pay any and all fees due to LAFCO, the County of Los Angeles, and the State Board of Equalization, within one year of the Commission approval of this change of organization/reorganization, will result in the change of organization/reorganization being terminated pursuant to Government Code §57001 unless, prior to expiration of that year, the Commission authorizes an extension of time for that completion.
- e. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
- f. The regular County assessment roll shall be utilized by the District.
- g. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
- h. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
- i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County

Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.

- j. Except to the extent in conflict with "a" through "i", 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 § 57325) shall apply to this annexation.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 21 of Los Angeles County.
7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
8. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*
9. Pursuant to Government Code § 56883, the Executive Officer may make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

PASSED AND ADOPTED this 12th day of February 2025.

MOTION: Finlay SECOND: Lewis APPROVED: 6-0-0
AYES: Bell (Alt, for VACANT), Finlay, Lewis, McCallum, Mirisch, Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Horvath, Lee

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



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

**RESOLUTION NO. 2025-02RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 445 TO THE COUNTY SANITATION DISTRICT NO. 22
OF LOS ANGELES COUNTY"**

WHEREAS, the County Sanitation District No. 22 of Los Angeles County (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with § 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the District, all within the City of West Covina (City); and

WHEREAS, the proposed annexation consists of approximately 1.02± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 445 to the County Sanitation District No. 22 of Los Angeles County "; 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 principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for one (1) proposed single-family home; and

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

WHEREAS, the Commission has determined that the proposed annexation ("Proposal") meets all of the criteria for the Commission to make a determination without notice and hearing and waive protest proceedings entirely, pursuant to Government Code § 56662; and

WHEREAS, the Executive Officer set the item for consideration for February 12, 2025 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on February 12, 2025, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation, and in its independent judgment on the record determines that the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(b) because the annexation consists of an individual small parcel of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures.
2. Pursuant to Government Code § 56662(a), the Commission hereby finds and determines that:
 - a. The territory encompassed by the annexation is uninhabited; and
 - b. Pursuant to Government Code §§ 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected local agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

- c. The annexation was accompanied by satisfactory proof that all owners of land within the affected territory have given their written consent to the proposal.
Based thereon, pursuant to Government Code § 56662 (a), the Commission may, and hereby does, make determinations on the proposal without notice and hearing, and the Commission may, and hereby does, waive protest proceedings entirely.
3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 1.02± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 445 to the County Sanitation District No. 22 of Los Angeles County".
5. Annexation No. 445 to the County Sanitation District No. 22 of Los Angeles County is hereby approved, subject to the following terms and conditions:
 - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
 - b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.

- c. Recordation of the Certificate of Completion shall not occur prior to the conclusion of the 30-day reconsideration period provided set forth Government Code § 56895.
- d. All fees due to LAFCO, the County of Los Angeles (including, but not limited to, fees owed to the County Assessor and/or the Registrar-Recorder/County Clerk), and the State of California Board of Equalization; shall be paid by the Applicant, in full, prior to LAFCO's filing the Certificate of Completion. Failure to pay any and all fees due to LAFCO, the County of Los Angeles, and the State Board of Equalization, within one year of the Commission approval of this change of organization/reorganization, will result in the change of organization/reorganization being terminated pursuant to Government Code §57001 unless, prior to expiration of that year, the Commission authorizes an extension of time for that completion.
- e. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
- f. The regular County assessment roll shall be utilized by the District.
- g. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
- h. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
- i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County

Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.

- j. Except to the extent in conflict with "a" through "i", 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 § 57325) shall apply to this annexation.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 22 of Los Angeles County.
7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
8. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*
9. Pursuant to Government Code § 56883, the Executive Officer may make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

PASSED AND ADOPTED this 12th day of February 2025.

MOTION: Finlay SECOND: Lewis APPROVED: 6-0-0
AYES: Bell (Alt, for VACANT), Finlay, Lewis, McCallum, Mirisch, Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Horvath, Lee

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



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

**RESOLUTION NO. 2025-03RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 1136 TO THE SANTA CLARITA VALLEY SANITATION DISTRICT
OF LOS ANGELES COUNTY"**

WHEREAS, the Santa Clarita Valley Sanitation District of Los Angeles County (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with § 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the District, all within the City of Santa Clarita (City); and

WHEREAS, the proposed annexation consists of approximately 0.22± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1136 to the Santa Clarita Valley Sanitation District of Los Angeles County"; 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 principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for one (1) existing single-family home; and

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

WHEREAS, the Commission has determined that the proposed annexation ("Proposal") meets all of the criteria for the Commission to make a determination without notice and hearing and waive protest proceedings entirely, pursuant to Government Code § 56662; and

WHEREAS, the Executive Officer set the item for consideration for February 12, 2025 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on February 12, 2025, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission is a responsible agency pursuant to the California Environmental Quality Act (CEQA) and State CEQA Guidelines § 15096 with respect to the proposed annexation, and in its independent judgment on the record determines that the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning and the extension of services to the existing facilities would have the capacity to serve only the existing facilities.
2. Pursuant to Government Code § 56662(a), the Commission hereby finds and determines that:
 - a. The territory encompassed by the annexation is uninhabited; and
 - b. Pursuant to Government Code §§ 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

- c. The annexation was accompanied by satisfactory proof that all owners of land within the affected territory have given their written consent to the proposal.
Based thereon, pursuant to Government Code § 56662 (a), the Commission may, and hereby does, make determinations on the proposal without notice and hearing, and the Commission may, and hereby does, waive protest proceedings entirely.
3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 0.22± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1136 to the Santa Clarita Valley Sanitation District of Los Angeles County".
5. Annexation No. 1136 to the Santa Clarita Valley Sanitation District of Los Angeles County is hereby approved, subject to the following terms and conditions:
 - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
 - b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.

- c. Recordation of the Certificate of Completion shall not occur prior to the conclusion of the 30-day reconsideration period set forth in Government Code § 56895.
- d. All fees due to LAFCO, the County of Los Angeles (including, but not limited to, fees owed to the County Assessor and/or the Registrar-Recorder/County Clerk), and the State of California Board of Equalization; shall be paid by the Applicant, in full, prior to LAFCO's filing the Certificate of Completion. Failure to pay any and all fees due to LAFCO, the County of Los Angeles, and the State Board of Equalization, within one year of the Commission approval of this change of organization/reorganization, will result in the change of organization/reorganization being terminated pursuant to Government Code §57001 unless, prior to expiration of that year, the Commission authorizes an extension of time for that completion.
- e. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
- f. The regular County assessment roll shall be utilized by the District.
- g. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
- h. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
- i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County

Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.

- j. Except to the extent in conflict with "a" through "i", 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 § 57325) shall apply to this annexation.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the Santa Clarita Valley Sanitation District of Los Angeles County.
7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
8. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*
9. Pursuant to Government Code § 56883, the Executive Officer may make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

PASSED AND ADOPTED this 12th day of February 2025.

MOTION: Finlay SECOND: Lewis APPROVED: 6-0-0
AYES: Bell (Alt, for VACANT), Finlay, Lewis, McCallum, Mirisch, Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Horvath, Lee

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



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

**RESOLUTION NO. 2025-04RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 2023-07 TO THE CITY OF DUARTE"**

WHEREAS, HumanGood SoCal ("landowner" or "Applicant") submitted a petition for proceedings, to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with § 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the City of Duarte (City), amendments to the City of Bradbury and the City of Duarte Spheres of Influence, and withdrawal from County Road District No. 5, all within the County of Los Angeles (County); and

WHEREAS, the proposed annexation consists of approximately 19.02± acres of inhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2023-07 to the City of Duarte"; 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 quality of services provided by the City of Duarte and the desire for local government representation are the principal reasons for the proposed annexation; and

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

WHEREAS, the Executive Officer has given notice of the public hearing pursuant to Government Code §§ 56150-56160, 57025, and 57026, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on December 12,

2024, which is at least 21 days prior to the public hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

WHEREAS, in accordance with Government Code § 56663, mailed notice pursuant to Government Code § 56157 has been given to landowners and registered voters within the affected territory; and the mailed notice discloses that: 1) the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City of Duarte and/or District in the affected territory, and 2) unless written opposition to the proposal is received before the conclusion of the Commission proceeding on the proposal, the Commission intends to waive protest proceedings; and

WHEREAS, on January 8, 2025, 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 the report of the Executive Officer; and

WHEREAS, the Commission, acting as the conducting authority, has the ministerial duty of accepting any written opposition to the proposal and either, waive protest proceedings entirely, pursuant to Government Code § 56663, if no written opposition was received, or pursuant to Government Code § 57002, set the protest hearing for March 12, 2025 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 2023-07 to the City of Duarte, pursuant to State CEQA Guidelines § 15096, the Commission considered the Negative Declaration prepared by the City of Duarte, as lead agency, on October 8, 2024, together with any comments received during the public review process; and certifies that the Commission has independently reviewed and considered and reached its own conclusions regarding the environmental effects of the Commission's approvals related to the proposed project as shown in the Negative Declaration.
2. The Commission hereby amends the Spheres of Influence of the City of Bradbury and the City of Duarte so as to exclude the affected territory described in Exhibit "A" and "B" from the City of Bradbury, and include the affected territory described in Exhibit "A" and "B" within the City of Duarte, and makes the following determinations in accordance with Government Code § 56425(e):

(1) Present and Planned Land Uses in the Area:

The existing land use consists of a multi-family retirement residential community. No additional development is planned.

(2) Present and Probable Need for Public Facilities and Services in the Area:

The affected territory is located within the County of Los Angeles unincorporated community adjacent to the City of Duarte. General government services, including animal control, land use planning and regulation, law enforcement, fire protection, flood control, library, vector control, park and recreation, road maintenance, solid waste, street lighting, water, wastewater, and other services are provided by either the city, county, or a special district.

The affected territory consists of a multi-family retirement residential community which requires organized governmental services. The affected territory will require governmental facilities and services indefinitely.

(3) Present Capacity of Public Facilities and Adequacy of Public Services that the Agency Provides or is Authorized to Provide:

The City of Duarte currently provides municipal services to over 6,000 parcels of land. The annexation would add 1 (one) more parcel and 251 residents to the service area.

The City of Duarte indicated that it has the ability to provide services to the affected territory once the annexation is complete.

(4) Existence of Any Social or Economic Communities of Interest:

The proposal will have no adverse effect with respect to the fair treatment of people of all races and incomes, or the location of public facilities or services.

(5) Disadvantaged Unincorporated Communities:

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory according to data obtained and extracted from the Census Bureau of the United States Department of Commerce 2016-2020 American Community Survey (ACS).

3. The Commission finds the number of written opposition filed by landowners and registered voters is 0.
4. Mailed notice has been provided pursuant to Government Code § 56663 on December 12, 2024.

5. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
6. The affected territory consists of 19.02± acres, is inhabited, and is assigned the following short form designation: "Annexation No. 2023-07 to the City of Duarte".
7. Annexation No. 2023-07 to the City of Duarte is hereby approved, subject to the following terms and conditions:
 - a. HumanGood SoCal agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
 - b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.
 - c. Recordation of the Certificate of Completion shall not occur prior to the conclusion of the 30-day reconsideration period provided under Government Code § 56895.
 - d. All fees due to LAFCO, the County of Los Angeles (including, but not limited to, fees owed to the County Assessor and/or the Registrar-Recorder/County Clerk), and the State of California Board of Equalization; shall be paid by the Applicant, in full, prior to LAFCO's filing the Certificate of Completion. Failure to pay any

and all fees due to LAFCO, the County of Los Angeles, and the State Board of Equalization, within one year of the Commission approval of this change of organization/reorganization, will result in the change of organization/reorganization being terminated pursuant to Government Code §57001 unless, prior to expiration of that year, the Commission authorizes an extension of time for that completion.

- e. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City of Duarte.
- f. The regular County assessment roll shall be utilized by the City of Duarte.
- g. The affected territory will be taxed for any existing general indebtedness, if any, of the City of Duarte.
- h. Annexation of the affected territory described in Exhibits "A" and "B" to the City of Duarte.
- i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.
- j. Withdrawal of affected territory from County Road District No. 5.
- k. Upon the effective date of the annexation, all right, title, and interest of the County, including but not limited to, the underlying fee title or easement where

owned by the County, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City of Duarte.

- I. Upon the effective date of the annexation, the City of Duarte shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the County: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.

- m. Upon the effective date of the annexation, the City of Duarte shall do the following: (1) assume ownership and maintenance responsibilities for all drainage devices, storm drains and culverts, storm drain catch basins, appurtenant facilities (except regional Los Angeles County Flood Control District (LACFCD) facilities for which LACFCD has a recorded fee or easement interest and which have been accepted into the LACFCD system), site drainage, and all master plan storm drain facilities that are within the annexation area and are currently owned, operated and maintained by the County ; (2) accept and adopt

the County of Los Angeles Master Plan of Drainage (MPD), if any, which is in effect for the annexation area. Los Angeles County Department of Public Works Department (LACDPW) should be contacted to provide any MPD which may be in effect for the annexation area. Deviations from the MPD shall be submitted to the Chief Engineer of LACFCD/Director of LACDPW for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts to LACFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACDPW, for review and comment.

- n. Within thirty (30) days of the effective date of the annexation, the City of Duarte shall notify all utility providers providing service in the City of Duarte (including, but not limited to, providers of electricity, natural gas, retail water, and/or telecommunications (cable/internet/landline telephone/wireless telephone/video) of the approved annexation; and, further, the City of Duarte shall notify said utility providers that payment of a Utility User's Tax to the County of Los Angeles is no longer required; and, if applicable, payment of any applicable City Utility User's Tax shall be transmitted to the City of Duarte thereafter.
- o. Except to the extent in conflict with "a" through "n", 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 § 57325) shall apply to this annexation

8. Pursuant to Government Code § 56663, the Commission finds that all the following have occurred: 1) mailed notice pursuant to Government Code § 56157 has been given to landowners and registered voters within the affected territory; 2) the mailed notice discloses the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City of Duarte and/or District in the affected territory; 3) the mailed notice discloses that unless written opposition to the proposal is received before the conclusion of the Commission proceeding on the proposal, the Commission intends to waive protest proceedings; and 4) no written opposition to the proposal from landowners or registered voters have been submitted before the conclusion of the proceeding/hearing. Therefore, pursuant to Government Code § 56663, the Commission hereby waives protest proceedings.
9. The Commission hereby orders the inhabited territory described in Exhibits "A" and "B" annexed to the City of Duarte.
10. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
11. The Executive Officer is directed to transmit a copy of this resolution to the City of Duarte, upon the Applicant's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*

12. Pursuant to Government Code § 56883, the Executive Officer may make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

PASSED AND ADOPTED this 12th day of February 2025.

MOTION: Finlay SECOND: McCallum APPROVED: 7-0-0
AYES: Bell (Alt, for VACANT), Finlay, Lee, Lewis, McCallum, Mirisch, Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Horvath

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



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

**RESOLUTION NO. 2025-05RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"REORGANIZATION NO. 2023-02 TO THE CITY OF MONROVIA (AMENDMENTS TO THE CITY OF
ARCADIA AND THE CITY OF MONROVIA SPHERES OF INFLUENCE (SOIs), DETACHMENT FROM
THE CITY OF ARCADIA, AND ANNEXATION TO THE CITY OF MONROVIA)**

WHEREAS, Elizabeth and Jimmy Kho ("landowner" and "Applicant") submitted a petition for proceedings to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with § 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for reorganization of territory herein described to the City of Monrovia, and detachment of said territory from the City of Arcadia, all within the County of Los Angeles (County); and

WHEREAS, the proposed reorganization consists of approximately 0.49± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Reorganization No. 2023-02 to the City of Monrovia"; 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 principal reason for the reorganization as set forth in the Proposal to LAFCO is for the construction of up to six (6) new dwelling units to be within one sole jurisdiction. Currently, three (3) parcels are split between the Cities of Arcadia and Monrovia: two (2) vacant parcels (APNs: 5780-019-008 and 5780-019-010) are within the City of Monrovia and one (1) parcel (APN: 5780-019-011) is within the City of Arcadia (developed with two (2) dwelling units proposed for demolition). Upon approval of this reorganization, APN: 5780-019-

011 will be within the jurisdictional boundaries of the City of Monrovia to provide uniform zoning standards for the development; and

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

WHEREAS, the Commission has determined that the proposed reorganization consisting solely of both an annexation and a detachment ("Proposal") meets all of the criteria for the Commission to make a determination without notice and hearing and waive protest proceedings entirely, pursuant to Government Code § 56662; and

WHEREAS, the Executive Officer set the item for consideration for February 12, 2025, at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on February 12, 2025, this Commission considered the Proposal and the report of the Executive Officer; and

WHEREAS, even though a public hearing is not required for the Proposal, a public hearing is nevertheless required for the proposed Spheres of Influence (SOIs) amendments for both the City of Arcadia and the City of Monrovia, pursuant to Government Code § 56427; and

WHEREAS, the Executive Officer has given notice of the public hearing pursuant to Government Code §§ 56150-56160, 57025, and 57026, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on November 21, 2024, which is at least 21 days prior to the public hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper

publication; and

WHEREAS, on February 12, 2025, after being duly and properly noticed, this proposed SOI amendments for the City of Arcadia and the City of Monrovia 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 the report of the Executive Officer; and

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Reorganization No. 2023-02 to the City of Monrovia, pursuant to State CEQA Guidelines § 15096, the Commission considered the Negative Declaration prepared by the City of Monrovia, as lead agency, on December 3, 2024, together with any comments received during the public review process; and certifies that the Commission has independently reviewed and considered and reached its own conclusions regarding the environmental effects of the Commission's approvals related to the proposed project as shown in the Negative Declaration.
2. Pursuant to Government Code § 56662(a), the Commission hereby finds and determines that:
 - a. The territory encompassed by the reorganization is uninhabited; and
 - b. Pursuant to Government Code §§ 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceedings for the proposed reorganization, and no

affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

- c. The reorganization was accompanied by satisfactory proof that all owners of land within the affected territory have given their written consent to the proposal.

Based thereon, pursuant to Government Code § 56662(a), the Commission may make determinations upon the proposed reorganization proposal without notice and hearing and may waive protest proceedings relative to the proposed reorganization.

However, with respect to the proposed SOI amendments, a public hearing is still required pursuant to Government Code § 56427.

3. The Commission hereby amends the Spheres of Influence of the City of Arcadia and the City of Monrovia so as to exclude the subject territory described in Exhibit "A" and "B" from the City of Arcadia, and include the subject territory described in Exhibit "A" and "B" within the City of Monrovia and makes the following determinations in accordance with Government Code § 56425(e):

- (1) Present and Planned Land Uses in the Area:

The present land use is Low Density Residential with up to four (4) to six (6) dwelling units per acre (City of Arcadia General Plan).

The future planned land use of the territory is RM 4000 (Residential Medium Residential) which allows for the construction of up to 17.4 dwelling units per acre and P/QP (Public/Quasi-Public) which is undevelopable land (flood control

drainage easement, Santa Anita Wash) (City of Monrovia General Plan). The proposed development includes the construction of up to six (6) new dwelling units on approximately 0.79 acres of land for the entire project.

(2) Present and Probable Need for Public Facilities and Services in the Area:

The affected territory is located within the City of Arcadia and receives general government services, including land use planning and regulation, law enforcement, fire protection, road maintenance and other services from the City of Arcadia and other special districts. The proposed development includes the construction of up to six (6) new dwelling units and will require these services indefinitely.

(3) Present Capacity of Public Facilities and Adequacy of Public Services that the Agency Provides or is Authorized to Provide:

The City of Monrovia has adequate capacity and infrastructure to meet current demands. The City has planned improvements to accommodate the construction of up to six (6) new dwelling units.

(4) Existence of Any Social or Economic Communities of Interest:

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

(5) Disadvantaged Unincorporated Communities:

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory.

4. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
5. The affected territory consists of 0.49± acres, is uninhabited, and is assigned the following short form designation:

"Reorganization No. 2023-02 to the City of Monrovia".

6. Reorganization No. 2023-02 to the City of Monrovia is hereby approved, subject to the following terms and conditions:
 - a. Elizabeth and Jimmy Kho agree to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
 - b. The effective date of the reorganization shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.
 - c. Recordation of the Certificate of Completion shall not occur prior to the conclusion of the 30-day reconsideration period provided under Government Code § 56895.
 - d. All fees due to LAFCO, the County of Los Angeles (including, but not limited to, fees owed to the County Assessor and/or the Registrar-Recorder/County Clerk), and the State of California Board of Equalization; shall be paid by the Applicant,

in full, prior to LAFCO's filing the Certificate of Completion. Failure to pay any and all fees due to LAFCO, the County of Los Angeles, and the State Board of Equalization, within one year of the Commission approval of this change of organization/reorganization, will result in the change of organization/reorganization being terminated pursuant to Government Code §57001 unless, prior to expiration of that year, the Commission authorizes an extension of time for that completion.

- e. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City of Monrovia.
- f. The regular County assessment roll shall be utilized by the City of Monrovia.
- g. The affected territory will be taxed for any existing general indebtedness, if any, of the City of Monrovia.
- h. Reorganization of the affected territory described in Exhibits "A" and "B" to the City of the Monrovia.
- i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.
- j. Detachment of the affected territory from the City of Arcadia.
- k. Withdrawal of affected territory from the City of Arcadia.

- l. Upon the effective date of the reorganization, all right, title, and interest of the City of Arcadia, including but not limited to, the underlying fee title or easement where owned by the City of Arcadia, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City of Monrovia.
- m. Upon the effective date of the reorganization, the City of Monrovia shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the City of Arcadia: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.
- n. Upon the effective date of the reorganization, the City of Monrovia shall do the following: (1) assume ownership and maintenance responsibilities for all drainage devices, storm drains and culverts, storm drain catch basins, appurtenant facilities (except regional Los Angeles County Flood Control District (LACFCD) facilities for which LACFCD has a recorded fee or easement interest

and which have been accepted into the LACFCD system), site drainage, and all master plan storm drain facilities that are within the annexation area and are currently owned, operated and maintained by the County ; (2) accept and adopt the County of Los Angeles Master Plan of Drainage (MPD), if any, which is in effect for the annexation area. Los Angeles County Department of Public Works Department (LACDPW) should be contacted to provide any MPD which may be in effect for the annexation area. Deviations from the MPD shall be submitted to the Chief Engineer of LACFCD/Director of LACDPW for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts to LACFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACDPW, for review and comment.

- o. Except to the extent in conflict with "a" through "n", 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 § 57325) shall apply to this reorganization.


7. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" detached from the City of Arcadia and annexed to the City of Monrovia.

8. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
9. The Executive Officer is directed to transmit a copy of this resolution to the City of Monrovia, upon the City's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*
10. Pursuant to Government Code § 56883, the Executive Officer may make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

PASSED AND ADOPTED this 12th day of February 2025.

MOTION: Mirisch SECOND: Finlay APPROVED: 7-0-0
AYES: Bell (Alt, for VACANT), Finlay, Lee, Lewis, McCallum, Mirisch, Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Horvath

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



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