LAFCO
Local Agency Formation Commission
for the County of Los Angeles

Voting Members

Gerard McCallum
Chair

Margaret Finlay
1st Vice-Chair

Donald Dear
2nd Vice-Chair

Ryan Altoon
Kathryn Barger
John Lee
Robert Lewis
Angie Reyes English
Hilda Solis

Alternate Members

Wendy Celaya
Jorge Marquez
Holly Mitchell
Imelda Padilla
Panida Rzonca
Jeff Wood

Staff

Paul Novak
Executive Officer

Adriana Romo
Deputy Executive Officer

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

80 South Lake Avenue
Suite 870
Pasadena, CA 91101
Phone: 626.204.6500
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www.lalafco.org

COMMISSION MEETING

LOCAL AGENCY FORMATION COMMISSION

SPECIAL MEETING

Wednesday, November 18th, 2026
9:00 a.m.

Room 381-B
Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles 90012

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Entrance to the Commission Meetings requires entry through security screening at any of the public entrances to the Kenneth Hahn Hall of Administration (KHHOA):

- 500 West Temple Street (third floor of KHHOA)
- 225 N. Hill Street (first floor of KHHOA)
- 222 N. Grand Avenue (fourth floor of KHHOA)
- Civic Mall/ Grand Park, between KHHOA and the Civil Court Building (second floor of the KHHOA)

Entrance through any other exterior door of the KHHOA is prohibited (all other entrances are locked) due to County of Los Angeles security restrictions.

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A person with a disability may contact the LAFCO office at (626)204-6500 at least 72 hours before the scheduled meeting to request receipt of an agenda in an alternative format or to request disability-related accommodation, including auxiliary aids or services in order to participate in the public meeting. Later requests will be accommodated to the extent feasible.

This meeting is also available for members of the public to attend virtually by phone or web access as follows:

FOR MEMBERS OF THE PUBLIC

TO LISTEN BY TELEPHONE AND PROVIDE PUBLIC COMMENT
DIAL:
1-213-306-3065
Access Code: 2531 869 9528 (English)
Password: 782542

OR TO LISTEN VIA WEB AND PROVIDE COMMENT:
https://lacountyboardofsupervisors.webex.com/lacountyboardofsupervisors/j.php?MTID=m3e3334cd3136636ad6a7a50245a3fcc5
Password: public

TO PROVIDE WRITTEN PUBLIC COMMENT: Any interested person may submit written opposition or comments by email at info@lalafco.org or by mail to the LAFCO Office at 80 S. Lake Avenue, Suite 870, Pasadena, CA 91101, no later than 5:00 p.m. on the business day preceding the date set for hearing/proceedings in order to be deemed timely and to be considered by the Commission.

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 www.lalafco.org

1. **CALL MEETING TO ORDER**

   a. Commissioner(s) request to participate remotely pursuant to Government Code §54953.8.3:

2. **PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIR MCCALLUM**

3. **DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)**

4. **SWEARING-IN OF SPEAKER(S)**

5. **PUBLIC COMMENT**

This is the opportunity for members of the public to address the Commission on any items, including those items that are on the posted agenda, provided that the subject matter is within the jurisdiction of the Commission. Public comments are limited to three minutes per speaker.

6. **CONSENT ITEM(S)**

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 October 14, 2026.
b. Approve Operating Account Check Register for the month of October 2026.
c. Receive and file Update on Pending Proposals.
d. Legislative Update.
e. Executive Officer's Written Report (None.)
f. Information Item(s) – Government Code § 56751 (city proposal). (None.)

g. Information Item(s) – Government Code § 56857 (district proposal). (None.)
h. Miscellaneous Communications. (None.)

7. **PUBLIC HEARING(S)**

a. Reorganization No. 2018-08 for the Compton Creek Mosquito Abatement District and the Greater Los Angeles County Vector Control District; Detachment from the Greater Los Angeles County Vector Control District and Annexation to the Compton Creek Mosquito Abatement District; Amendment of the Greater Los Angeles County Vector Control District Sphere of Influence; and Amendment of the Compton Creek Mosquito Abatement District Sphere of Influence; and consideration of the California Environmental Quality Act (CEQA) Exemption.
b. Municipal Service Review (MSR) and Sphere of Influence (SOI) Update No. 2026-09 for the Cities of Pasadena and San Marino and consideration of the California Environmental Quality Act (CEQA) Exemption (**continued from the October 14, 2026 Meeting**).
c. Municipal Service Reviews (MSR) and Sphere of Influence (SOI) Updates No. 2026-10 for County Sanitation Districts Nos. 14 and 20 of Los Angeles County and consideration of the California Environmental Quality Act (CEQA) Exemption.
d. Reorganization No. 2025-02 to the City of Lancaster (14-470); and consideration of the Mitigated Negative Declaration.

8. **PROTEST HEARING(S)**

a. None.

9. **OTHER ITEMS**

a. Proposed Commission Meeting Schedule for 2027.
b. Independent Auditor's Report for Fiscal Year 2025-26.

10. **REQUESTED POSITION(S) ON LEGISLATION**

a. Request SUPPORT Position of a Legislative Proposal to Amend Revenue & Taxation Code Section 99.

11. **COMMISSIONERS' REPORT**

Commissioners' questions for staff, announcements of upcoming events and opportunity for Commissioners to briefly report on their LAFCO-related activities since last meeting.

12. **EXECUTIVE OFFICER'S REPORT**

Executive Officer's announcement of upcoming events and brief report on activities of the Executive Officer since the last meeting.

13. **PUBLIC COMMENT**

This is the opportunity for members of the public to address the Commission on items not on the posted agenda, provided that the subject matter is within the jurisdiction of the Commission. Speakers are reminded of the three-minute per person time limitation.

14. **FUTURE MEETINGS**

January 13th, 2027
February 10th, 2027
March 10th, 2027

15. **ADJOURNMENT**

LAFCO
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for the County of Los Angeles

DRAFT

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

October 14, 2026

Present:

Ryan Altoon
Margaret Finlay
Robert Lewis
Gerard McCallum, Chair
Angie Reyes English

Wendy Celaya, Alternate
Jorge Marquez, Alternate
Panida Rzonca, Alternate

Paul Novak, Executive Officer
Jonathan Brazile, Legal Counsel

Absent:

Kathryn Barger
Donald Dear
John Lee
Hilda Solis

Holly Mitchell, Alternate
Imelda Padilla, Alternate
Jeff Wood, Alternate

1 CALL MEETING TO ORDER

The meeting was called to order at 9:00 a.m. by Chair Gerard McCallum, as an in-person and virtual meeting.

a. Commissioner(s) request to participate remotely pursuant to Government Code § 54953.8.3:

(None).

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair McCallum.

3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

(None).

ANNOUNCEMENTS

The Executive Officer (EO) announced that the agenda for today's meeting was posted to the LAFCO website, and at the Kenneth Hahn Hall of Administration on Wednesday, October 7, 2026; in accordance with State law.

4 SWEARING-IN OF SPEAKER(S)

The EO asked if any members of the public planned to testify, including remotely (None).

5 PUBLIC COMMENT

(None).

6 CONSENT ITEM(S)

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

a. Approved Minutes of September 9, 2026.

b. Approved Operating Account Check Register for the month of September 2026.

c. Received and filed the Update on Pending Proposals.

d. Received and filed the Legislative Update.

e. Received and filed the Executive Officer's Written Report.

f. Information Item(s) – Government Code § 56751 (city proposal).

(None).

g. Received and filed Information Item(s) – Government Code § 56857 (district proposal).

(None).

h. Miscellaneous Communications.

(None).

MOTION:	Finlay	SECOND: Lewis	APPROVED: 5-0-1
AYES:	Finlay, Lewis, Marquez (Alt. for Dear), Reyes English, McCallum		
NOES:	None.		
ABSTAIN:	Altoon		
ABSENT:	Barger, Dear, Lee, Solis		

7 PUBLIC HEARING(S)

The following item was called up for consideration:

a. Exercise of New or Different Functions or Classes of Services No. 2026-08 for the Santa Clarita Valley Sanitation District of Los Angeles County (Continued from the September 9, 2026 Meeting).

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

The public hearing was opened to receive testimony. There being no 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, AS AMENDED:

- There being no written opposition submitted by the landowners or registered voters within the affected territory before the conclusion of this hearing on the proposal, waived the protest proceedings pursuant to Government Code § 56663 and Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Determined the Santa Clarita Valley Sanitation District will have sufficient revenues to carry out the proposed new or different functions and classes of services, and Approving and Ordering the Exercise of New or Different Functions or Classes of Services No. 2026-08 for the Santa Clarita Valley Sanitation District of Los Angeles County; Resolution No. 2026-31RMD.

MOTION:	Finlay	SECOND: Altoon	APPROVED: 6-0-0
AYES:	Altoon, Finlay, Lewis, Marquez (Alt. for Dear), Reyes English, McCallum		
NOES:	None.		
ABSTAIN:	None.		
ABSENT:	Barger, Dear, Lee, Solis		

7 PUBLIC HEARING(S)

The following item was called up for consideration:

b. Annexation No. 1124 to the Santa Clarita Valley Sanitation District of Los Angeles County.

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

The public hearing was opened to receive testimony. There being no 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:

- There being no written opposition submitted by the landowners or registered voters within the affected territory before the conclusion of this hearing on the proposal, waived the protest proceedings pursuant to Government Code § 56663 and Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1124 to the Santa Clarita Valley Sanitation District of Los Angeles County; Resolution No. 2026-32RMD.

MOTION:	Finlay	SECOND: Reyes English	APPROVED: 6-0-0
AYES:	Altoon, Finlay, Lewis, Marquez (Alt. for Dear), Reyes English, McCallum		
NOES:	None.		
ABSTAIN:	None.		
ABSENT:	Barger, Dear, Lee, Solis		

7 PUBLIC HEARING(S)

The following item was called up for consideration:

c. Municipal Service Review (MSR) and Sphere of Influence (SOI) Update No. 2026-09 for the Cities of Pasadena and San Marino and consideration of the California Environmental Quality Act (CEQA) Exemption (**to be continued to the November 18, 2026 Meeting)**.

The Commission took the following action:

- Continued Municipal Service Review (MSR) and Sphere of Influence (SOI) Update No. 2026-09 for the Cities of Pasadena and San Marino and consideration of the California Environmental Quality Act (CEQA) Exemption to the November 18, 2026 Meeting.

MOTION:	Altoon	SECOND: Finlay	APPROVED: 6-0-0
AYES:	Altoon, Finlay, Lewis, Marquez (Alt. for Dear), Reyes English, McCallum		
NOES:	None.		
ABSTAIN:	None.		
ABSENT:	Barger, Dear, Lee, Solis		

8 PROTEST HEARING(S)

(None).

9 OTHER ITEMS

The following item was called up for consideration:

a. Recommendation to Award the Contract for the Municipal Service Reviews and Sphere of Influence Updates for the Cities of Lancaster and Palmdale to RSG, Inc.

The DEO summarized the staff report on this item.

The Commission took the following action:

- Selected RSG, Inc. to prepare the Municipal Service Reviews and Sphere of Influence Updates, as described in the Request For Proposal and the proposal submitted by RSG, Inc. for "Municipal Service Review(s) and Sphere of Influence Update(s) for the Cities of Lancaster and Palmdale", and as such authorized the Executive Officer to execute the professional services agreement with RSG, Inc., which will be in an amount not to exceed $81,060 in FY 2026-27; with said agreement being approved as to form by LAFCO Counsel.

MOTION:	Finlay	SECOND: Lewis	APPROVED: 6-0-0
AYES:	Altoon, Finlay, Lewis, Marquez (Alt. for Dear), Reyes English, McCallum		
NOES:	None.		
ABSTAIN:	None.		
ABSENT:	Barger, Dear, Lee, Solis		

9 OTHER ITEMS

The following item was called up for consideration:

b. Other Post-Employment Benefits Actuarial Study as of June 30, 2025.

The DEO summarized the staff report on this item.

Chair McCallum noted a typographical error within the staff report. Change from "…Commission's Total OPEB Liability (TOL) from $1,047,080 as of June 30, 2025, to $1,170,773 as of June 30, 2025." to "Commission's Total OPEB Liability (TOL) from $1,047,080 as of June 30, 2025, to $1,170,773 as of June 30, 2026."

The DEO answered questions to the satisfaction of the Commission.

The Commission took the following action:

- Received and filed the enclosed "Local Agency Formation Commission for the County of Los Angeles Actuarial Study of Retiree Health Liabilities Under GASB 74/75, Valuation Date: June 30, 2025".

MOTION:	Reyes English	SECOND: Finlay	APPROVED: 6-0-0
AYES:	Altoon, Finlay, Lewis, Marquez (Alt. for Dear), Reyes English, McCallum		
NOES:	None.		
ABSTAIN:	None.		
ABSENT:	Barger, Dear, Lee, Solis		

9 OTHER ITEMS

The following item was called up for consideration:

c. Potential Cancellation of the December 9, 2026 Commission Meeting.

The EO summarized the staff report on this item.

The Commission took the following actions:

- Canceled the December 9, 2026 Commission Meeting; and

- Directed the Executive Officer to send notice via the LAFCO e-mail alert notification system and post the associated notice on the LAFCO website.

MOTION:	Marquez (Alt. for Dear)	SECOND: Lewis	APPROVED: 6-0-0
AYES:	Altoon, Finlay, Lewis, Marquez (Alt. for Dear), Reyes English, McCallum		
NOES:	None.		
ABSTAIN:	None.		
ABSENT:	Barger, Dear, Lee, Solis		

10 REQUESTED POSITION(S) ON LEGISLATION

(None).

11 COMMISSIONERS' REPORT

(None).

12 EXECUTIVE OFFICER'S REPORT

The EO noted that the November 11th Meeting will be moved to Wednesday, November 18th; as November 11th is the Veterans Day Holiday.

The EO indicated that the California Association of Local Agency Formation Commissions (CALAFCO) 2026 Annual Conference will be held in Sacramento on October 21st – 23rd.

13 PUBLIC COMMENT

(None).

14 FUTURE MEETINGS

November 18, 2026 (**changed meeting date of November 11, 2026 (Veterans Day) to November 18, 2026**)
December 9, 2026 (Canceled)
January 13, 2027

15 ADJOURNMENT

On motion of Chair McCallum, the meeting was adjourned at 9:28 a.m.

Respectfully submitted,

Paul Novak, AICP
Executive Officer

L: minutes 2026\10-14-2026

12:12 PM
10/28/26
Accrual Basis

LA LAFCO
Register Report
October 2026

Type	Date	Num	Name	Paid Through	Amount	Balance
Oct 26						
Check	10/06/2026	WIRE	TRPF 80 South Lak...		-12,139.32	-12,139.32
Check	10/13/2026	WIRE	Davis Farr LLP		-10,500.00	-22,639.32
Bill Pmt -Check	10/13/2026	12588	Amazon Capital Ser...		-37.68	-22,677.00
Bill Pmt -Check	10/13/2026	12589	Canon Financial Ser...		-224.27	-22,901.27
Bill Pmt -Check	10/13/2026	12590	Certified Information...		-1,224.78	-24,126.05
Bill Pmt -Check	10/13/2026	12591	Charter Communica...		-520.33	-24,646.38
Bill Pmt -Check	10/13/2026	12592	CTS CLOUDS LLC		-1,505.00	-26,151.38
Bill Pmt -Check	10/13/2026	12593	Daily Journal Corpor...		-428.50	-26,579.88
Bill Pmt -Check	10/13/2026	12594	FedEx		-110.08	-26,689.96
Bill Pmt -Check	10/13/2026	12595	LACERA-OPEB		-1,367.33	-28,057.29
Bill Pmt -Check	10/13/2026	12596	Meijun, LLC		-300.00	-28,357.29
Bill Pmt -Check	10/13/2026	12597	Platinum Strategies ...		-2,164.20	-30,521.49
Bill Pmt -Check	10/13/2026	12598	Quadient Leasing U...		-502.02	-31,023.51
Bill Pmt -Check	10/13/2026	12599	RSG, Inc.		-2,201.25	-33,224.76
Bill Pmt -Check	10/13/2026	12600	Stericycle, Inc.		-257.69	-33,482.45
Bill Pmt -Check	10/13/2026	12601	Transamerica Life In...		-180.00	-33,662.45
Bill Pmt -Check	10/13/2026	12602	Wells Fargo**		-702.03	-34,364.48
Bill Pmt -Check	10/13/2026	12603	Yvonne Green		-508.75	-34,873.23
Check	10/13/2026	DD	Paul A Novak		-7,803.21	-42,676.44
Check	10/15/2026	DD	Federal Tax Deposit		-7,329.27	-50,005.71
Check	10/15/2026	DD	Garnishments		-327.00	-50,332.71
Check	10/15/2026	DD	State Income Tax		-2,263.11	-52,595.82
Check	10/15/2026	DD	Ambar De La Torre		-3,087.28	-55,683.10
Check	10/15/2026	DD	Douglass S Dorado		-4,320.07	-60,003.17
Check	10/15/2026	DD	Adriana L Flores		-1,468.60	-61,471.77
Check	10/15/2026	DD	Taylor J Morris		-2,915.87	-64,387.64
Check	10/15/2026	DD	Adriana Romo		-5,669.68	-70,057.32
Check	10/15/2026	DD	Alisha O'Brien		-3,429.87	-73,487.19
Bill Pmt -Check	10/15/2026	12604	SP Plus Corporation		-630.00	-74,117.19
Check	10/15/2026	DD	Paychex		-264.49	-74,381.68
Bill Pmt -Check	10/19/2026	12605	AT&T Mobility		-259.95	-74,641.63
Bill Pmt -Check	10/19/2026	12606	De Novo Planning G...		-1,400.00	-76,041.63
Bill Pmt -Check	10/28/2026	12607	CSDA		-1,966.00	-78,007.63
Bill Pmt -Check	10/28/2026	12608	Daily Journal Corpor...		-363.75	-78,371.38
Bill Pmt -Check	10/28/2026	12609	Daily Journal Corpor...		-252.00	-78,623.38
Bill Pmt -Check	10/28/2026	12610	FedEx		-75.19	-78,698.57
Bill Pmt -Check	10/28/2026	12611	LACERA		-25,554.18	-104,252.75
Bill Pmt -Check	10/28/2026	12612	ODP Business Solut...		-436.73	-104,689.48
Bill Pmt -Check	10/28/2026	12613	The Lincoln National...		-352.46	-105,041.94
Check	10/30/2026	DD	Federal Tax Deposit		-7,470.61	-112,512.55
Check	10/30/2026	DD	State Income Tax		-2,246.84	-114,759.39
Check	10/30/2026	DD	Garnishments		-327.00	-115,086.39
Check	10/30/2026	DD	Ambar De La Torre		-3,087.28	-118,173.67
Check	10/30/2026	DD	Douglass S Dorado		-4,320.08	-122,493.75
Check	10/30/2026	DD	Adriana L Flores		-1,286.78	-123,780.53
Check	10/30/2026	DD	Taylor J Morris		-2,915.87	-126,696.40
Check	10/30/2026	DD	Paul A Novak		-8,040.40	-134,736.80
Check	10/30/2026	DD	Alisha O'Brien		-3,429.87	-138,166.67
Check	10/30/2026	DD	Adriana Romo		-5,941.30	-144,107.97
Check	10/30/2026	DD	Ryan Altoon		-138.53	-144,246.50
Check	10/30/2026	DD	Wendy Celaya		-138.53	-144,385.03
Check	10/30/2026	DD	Angie R English		-138.52	-144,523.55
Check	10/30/2026	90269...	Margaret E Finlay		-138.52	-144,662.07
Check	10/30/2026	DD	Robert W Lewis		-138.53	-144,800.60
Check	10/30/2026	DD	Jorge A Marquez		-113.52	-144,914.12
Check	10/30/2026	DD	Gerard McCallum II		-138.52	-145,052.64
Check	10/30/2026	DD	Panida Rzonca		-138.52	-145,191.16
Check	10/30/2026	DD	Paychex		-317.99	-145,509.15
Oct 26					**-145,509.15**	**-145,509.15**

AGENDA ITEM NO. 6.c.
November 18, 2026

		PENDING PROPOSALS As of November 10, 2026					
		LAFCO Designation Number	**Applicant**	**Description**	**Status**	**Date Filed**	**Est. Date of Completion**
1	DD	**City of Palmdale Annexation 2010-05**	City of Palmdale	49.6 acres located adjacent to residential properties to the southwest, southeast, and separated by the Amargosa Creek to the north.	Notice of Filing sent 1-3-11 Incomplete filing: property tax transfer resolution, insufficient CEQA, unclear pre-zoning ordinance, approved map and geographic. Need to include DUC .	10/25/2010	Unknown
2	DD	**Reorganization No. 2016-01 to the Las Virgenes Municipal Water District**	Las Virgenes Municipal Water District	Detachment from West Basin Municipal Water District, and annexation to the Las Virgenes Municipal Water District. Both districts require SOI amendments. The territory consists of 26 single-family homes, generally located south of Cairnloch Street, west of Summit Mountain Way. all within the City of Calabasas.	Notice of Filing send 04-19-16 Incomplete filing: property tax transfer resolution.	2/22/2016	Unknown
3	DD	**Annexation No. 2017-09 to the Los Angeles Harbor Area Cemetery District**	Los Angeles Harbor Area Cemetery District	inhabited territory around Wilmington	Notice of Filing sent 6-10-17 Incomplete filing: property tax transfer resolution and approved map and geographic description	7/10/2017	Unknown
4	DD	**Annexation No. 2018-12 to the City of Agoura Hills**	City of Agoura Hills	82.58± acres of inhabited territory to the City of Agoura Hills. Area A of the affected territory is generally located east of the intersection of Liberty Canyon Road and Agoura Road and Area C is generally located west of the intersection of Liberty Canyon Road and Revere Way, in Los Angeles County unincorporated territory adjacent to the City of Agoura Hills	Notice of Filing sent 11-20-18 Incomplete filing: property tax transfer resolution, CEQA, map of limiting addresses, pre-zoning, register voter labels, approved map and geographic description.	11/19/2018	Unknown
5	DD	**Reorganization No. 2019-01 to the City of Rancho Palos Verdes**	Rajendra Makan	1.17± acres of uninhabited territory located along Re Le Chardlene, east of the intersection of Chandeleur and Rue Le Charlene, in the City of Los Angeles.	Notice of Filing Sent 5-14-19 Incomplete filing: property tax transfer resolution. City of Los Angeles is requiring additional documentation, emailed 1-21-25	5/14/2019	Unknown
6	DD	**Formation No. 2019-06 of the Lower Los Angeles River Recreation and Park District**	City of South Gate	inhabited territory, along the Los Angeles River between Vernon and Long Beach	TTR/Auditors determination, plan for services, and approved map and geographic description.	10/2/2019	Unknown
7	AOB	**Reorganization No. 2021-03 for the Artesia Cemetery District, the Downey Cemetery District, and the Little Lake Cemetery District**	Artesia Cemetery District, and behalf of Downey Cemetery District and Little Lake Cemetery District	Reorganization of territories located within Cities of Bellflower, Bell Gardens, Cerritos, Downey, La Mirada, Lakewood, Norwalk, Paramount, Santa Fe Springs, South Gate; and Los Angeles County unincorporated territory (South Whittier).	Revised Notice of Filing Sent 05-20-26 Incomplete filing: property tax transfer resolution.	12/20/2021	Unknown
8	DD	**Reorganization No. 2021-11 to the City of Los Angeles**	Television City Studios, LLC	.64± acres of uninhabited territory. The affected territory is located south of the intersection of Beverly Blvd and Genesee Ave, surrounded by the City of Los Angeles.	Notice of Filing sent 3-9-22: property tax transfer resolution, limiting address map & list, and BOE fees	12/29/2021	Unknown
9	AD	**Annexation 101 to District No. 20**	Los Angeles County Sanitation Districts	39.29 acres of uninhabited territory. The affected territory is located on the north side of Pear Blossom Highway, southeast of Fort Tejon Road, all within the City of Palmdale.	Notice of Filing sent 6/6/23 Incomplete filing: property tax transfer resolution is missing.	5/30/2023	Unknown

AGENDA ITEM NO. 6.c.
November 18, 2026

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
10	AD	**Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1126**	Los Angeles County Sanitation Districts	1.4 acres of uninhabited territory. The affected territory is located south of Oak Orchard Rd, and north of Placeritos Blvd, all within the City of Santa Clarita.	Notice of Filing sent 06/14/23. Incomplete filing: property tax transfer resolution is missing.	6/1/2023	Unknown
11	AD	**Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1129**	Los Angeles County Sanitation Districts	0.81 acres of uninhabited territory. The affected territory is located on the south side of Violin Canyon Road approximately 650 southeast of Lake Hughes Road, all within unincorporated Los Angeles County.	awaiting CEQA clearance.	6/28/2023	Unknown
12	AOB	**Annexation No. 2023-08 to the Resource Conservation District of the Santa Monica Mountains**	Resource Conservation District of the Santa Monica Mountains	Acreage TBD. Inhabited territory. The affected territory to include the entire San Fernando Valley and the eastern Santa Monica Mountains (including Hollywood Hills and Griffith Park), the Verdugo Mountains and lower San Gabriel Foothills as far east as the Arroyo Seco, south through Northeast City of Los Angeles (including Elysian Park) to Downtown Los Angeles.	Notice of Filing TBD. Incomplete filing: property tax transfer resolution, CEQA, approved map and description.	6/29/2023	Unknown
13	DD	**Formation No. 2023-11 of the Lower San Gabriel River Recreation and Park District**	City of Pico Rivera	32,000 acres of inhabited territory. The affected territory is located along the San Gabriel River.	Notice of Filing 8-28-23 Incomplete filing: map, geographic description, auditors determination, plan for service	6/28/2023	Unknown
14	AOB	**Annexation No. 2023-19 to the City of Industry (Amendment to the City of Industry Sphere of Influence)**	Patrick Daniels/CRP IV Industry Valley Center, LLC	2.21 acres of uninhabited territory. The affected territory is located at the Southeast corner of Valley Blvd. and Sixth Street, all within the unincorporated Los Angeles County.	Notice of Filing sent 11-21-23 Incomplete filing: property tax transfer resolution, CEQA.	11/9/2023	Unknown
15	AD	**Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1116**	Los Angeles County Sanitation Districts	521.58 acres of uninhabited territory. The affected territory is located at the northeast extension of Shadow Pines Boulevard and east of Jasmine Valley Drive, a majority within Unincorporated Los Angeles County and a portion in the City of Santa Clarita.	Notice of Filing sent 03-26-23 Incomplete filing: property tax transfer resolution is missing.	3/18/2024	Unknown
16	AD	**Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1133**	Los Angeles County Sanitation Districts	15.47 acres of uninhabited territory. The affected territory is located north of Placerita Canyon Road, east of Aden Avenue, and west of Oakcreek Avenue, all within the City of Santa Clarita.	Notice of Filing sent 04-30-23 Incomplete filing: property tax transfer resolution is missing.	4/15/2024	Unknown
17	AOB	**Reorganization No. 2018-08 for the Compton Creek Mosquito Abatement District and the Greater Los Angeles County Vector Control District (Amendments to the Compton Creek Mosquito Abatement District and the Greater Los Angeles County Vector Control District Spheres of Influence; Detachment from the Greater Los Angeles County Vector Control District; and Annexation to the Compton Creek Mosquito Abatement District)**	Compton Creek Mosquito Abatement District	1,246.794± acres (or 1.948 square miles) of inhabited territory . The affected territory is generally located west of the 710 Freeway and north of the 91 Freeway, within a portion of the City of Compton and portions of unincorporated territory.	November agenda	12/17/2024	Dec-2026

AGENDA ITEM NO. 6.c.
November 18, 2026

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
18	AOB	**Annexation No. 2024-11 to the Los Angeles County Waterworks District No. 40, Antelope Valley**	DLJ Palmdale, LLC (NorthPoint processing application on behalf of landowner)	30.11 acres of uninhabited territory. The affected territory is generally located west of the State Route 14 (Antelope Valley Freeway), north of Avenue G, and adjacent to 30th Street West, all within the City of Lancaster.	Notice of Filing sent 01-28-25 Incomplete filing: approved map and geographic description, CEQA for APN: 3114-010-041	12/31/2024	Unknown
19	DD	**Reorganization No. 2025-02 to the City of Lancaster (14-470)**	City of Lancaster	614 acres of uninhabited territory. The affected territory is located northeast of the intersection of Avenue J and 50th Street East, adjacent to the City of Lancaster	November agenda	7/21/2025	December
20	DD	**Annexation No. 2025-06 to the Los Angeles County Waterworks District No. 40, Anteleope Valley**	LA-DF Investment Fund 78, LLC	30.69 acres of uninhabited territory. The affected territory is generally located west of the intersection of Westcliff Street and Pampas Street, in the City of Palmdale	Notice of Filing sent 10-8-25 Incomplete filing: property tax transfer resoltion, Findings for CEQA, and approvedmap and geographic description.	10/3/2025	Unknown
21	AD	**Annexation 303 to District No. 15**	Los Angeles County Sanitation Districts	0.88 acres of uninhabited territory. The affected territory is located approximately 315 feet east of Dunswell Avenue and approximately 517 feet south of Gale Avenue, all within Unincorporated Los Angeles County.	Notice of Filing sent 12-17-25 Incomplete filing: property tax transfer resolution is missing.	12/16/2025	Unknown
22	AD	**Annexation 469 to District No. 14**	Los Angeles County Sanitation Districts	2.56 acres of uninhabited territory. The affected territory is generally located north of West Avenue L12 approximately 840 feet west of 10th Street West, all within the City of Lancaster.	Notice of Filing sent 1-13-26 Incomplete filing: property tax transfer resolution is missing.	1/8/2026	Unknown
23	DD	**Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1124**	Los Angeles County Sanitation Districts	32.2 acres of uninhabited territory. The affected territory is generally located on the west side of Wiley Canyon Road approximately 200 feet north of Calgrove Boulevard, all within the City of Santa Clarita.	October Agenda	1/8/2026	Nov-2026
24	AOB	**Annexation No. 2026-03 to the Los Angeles County Waterworks District No. 40, Antelope Valley**	Triple M Properties	4.5 acres of uninhabited territory. The affected territory is located south of W Avenue H and west of 23rd Street W, within the City of Lancaster.	Notice of Filing sent 2-12-26 Incomplete filing: property tax transfer resolution is missing; and approved map and geographic description	2/4/2026	Unknown
25	AD	**Annexation 449 to District No. 22**	Los Angeles County Sanitation Districts	4.32 acres of uninhabited territory. The affected territory is located on the northwest corner of East Via Verde Street and East Covina Hills Road, all within Unincorporated Los Angeles County.	Notice of Filing sent 02-25-26 Incomplete filing: property tax transfer resolution is missing.	2/23/2026	Unknown
26	AD	**Annexation 471 to District No.14**	Los Angeles County Sanitation Districts	16.97 acres of uninhabited territory. The affected territory is located on the southeast corner of Avenue L12 and 70th Street West, all within Unincorporated Los Angeles County.	Notice of Filing sent 05-06-26 Incomplete filing: property tax transfer resolution is missing.	5/5/2026	Unknown
27	DD	**Reorganization No. 2025-04 to the City of Burbank**	City of Burbank	.98 acres of inhabited territory. The affected territory is located south of Roselli Street between 6th Street and Kenneth Road, in the City of Glendale	Notice of Filing sent 7-1-26 Incomplete filing: property tax transfer resolution, limiting addresses map and list, notice labels, approved map and geographic description	6/24/2026	Unknown
28	DD	**Annexation No 2026-01 to the Santa Clarita Valley Water Agency**	Santa Clarita Valley Water Agency	1607± acres of uninhabited territory. The affected territory is generally located west of the intersection of Old Rock Road and Valencia Blvd, in the unincorporated area known as Stevenson Ranch	Notice of Filing sent 7-7-26 Incomplete filing: property tax transfer resolution, notice labels, approved map and geographic description	6/23/2026	Unknown

AGENDA ITEM NO. 6.c.
November 18, 2026

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
29	AD	**Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1142**	Los Angeles County Sanitation Districts	3.49 acres of uninhabited territory. The affected territory is located on the eastern terminus of Walnut Springs Avene, all within the City of Santa Clarita.	Notice of Filing sent 07-01-26 Incomplete filing: property tax transfer resolution is missing.	6/18/2026	Unknown
30	AD	**Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1144**	Los Angeles County Sanitation Districts	113.9 acres of uninhabited territory. The affected territory is located on the northwest corner of Del Valle Road and Hunstock Street, all within Unincorporated Los Angeles County.	Notice of Filing sent 07-01-26 Incomplete filing: property tax transfer resolution is missing.	6/18/2026	Unknown
31	AD	**Annexation 462 to District No.14**	Los Angeles County Sanitation Districts	1.41 acres of uninhabited territory. The affected territory is located on the east side of the Sierra Highway with one parcel approximately 193 feet north of East Avenue and the other approximately 293 feet south of East Avenue, all within the City of Lancaster.	Notice of Filing sent 07-01-26 Incomplete filing: property tax transfer resolution is missing.	6/18/2026	Unknown
32	AD	**Annexation 465 to District No.14**	Los Angeles County Sanitation Districts	30.5 acres of uninhabited territory. The affected territory is located on the southeast corner of West Avenue F8 and 30th Street West, all within the City of Lancaster.	Notice of Filing sent 07-01-26 Incomplete filing: property tax transfer resolution is missing.	6/18/2026	Unknown
33	AD	**Annexation 466 to District No.14**	Los Angeles County Sanitation Districts	5 acres of uninhabited territory. The affected territory is located on the northwest corner of West Avenue M8 and 10th Street West, all within the City of Palmdale.	Notice of Filing sent 07-01-26 Incomplete filing: property tax transfer resolution is missing.	6/18/2026	Unknown
34	AD	**Annexation 472 to District No.14**	Los Angeles County Sanitation Districts	72.93 acres of uninhabited territory. The affected territory is located on the southwest corner of West Avenue K8 and 52nd Street West, all within the City of Lancaster.	Notice of Filing sent 07-01-26 Incomplete filing: property tax transfer resolution is missing.	6/18/2026	Unknown
35	AD	**Annexation 452 to District No.22**	Los Angeles County Sanitation Districts	0.9 acres of uninhabited territory. The affected territory is located on the west side of North Banna Avenue approximately 285 feet north of East Sierra Madre Avenue, all within the City of Glendora.	Notice of Filing sent 07-07-26 Incomplete filing: property tax transfer resolution is missing.	6/23/2026	Unknown
36	AD	**Annexation 306 to District No.15**	Los Angeles County Sanitation Districts	12.44 acres of uninhabited territory. The affected territory is located on the east side of Vallecito Drive approximately 271 feet north of Bernard Court, all within Unincorporated Los Angeles County.	Notice of Filing sent 07-07-26 Incomplete filing: property tax transfer resolution is missing.	6/30/2026	Unknown
37	AD	**Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1147**	Los Angeles County Sanitation Districts	1.1 acres of uninhabited territory. The affected territory is located on the southeast corner of Adon Avenue and Sierra Highway, all within the City of Santa Clarita.	Notice of Filing sent 07-07-26 Incomplete filing: property tax transfer resolution is missing.	6/30/2026	Unknown
38	AD	**Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1148**	Los Angeles County Sanitation Districts	0.98 acres of uninhabited territory. The affected territory is located on the west side of Sierra Highway approximately 840 feet northwest of Fitch Avenue, all within Unincorporated Los Angeles County.	Notice of Filing sent 07-07-26 Incomplete filing: property tax transfer resolution is missing.	6/30/2026	Unknown
39	AD	**Annexation 451 to District No.22**	Los Angeles County Sanitation Districts	2.66 acres of uninhabited territory. The affected territory is located on the northeast side of Mount Olive Drive, approximately 1,200 feet east of Woodlyn Lane, all within the City of Bradbury.	Notice of Filing sent 08-05-26 Incomplete filing: property tax transfer resolution is missing.	7/29/2026	Unknown
40	AD	**Exercise of New or Different Functions or Classes of Services No. 2026-08 for Santa Clarita Valley Sanitation District of Los Angeles County**	Los Angeles County Sanitation Districts	The reason for the Proposal is to provide stormwater and dry-weather urban runoff services within the District boundaries.	Notice of Filing sent 08-19-26	6/23/2026	Nov-2026

AGENDA ITEM NO. 6.c.
November 18, 2026

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
41	DD	**Annexation No 2026-06 to the Rowland Water District**	Rowland Water District	1.56 ± acres of uninhabited territory. The affected territory is generally located northeast of the intersection of Hambledon Avenue and Valley Boulevard in the City of Industry	Notice of Filing sent 09-23-26 Incomplete filing: property tax transfer resolution, SOI fees, and approved map and geographic description.	9/15/2026	Unknown

Staff Report

November 18, 2026

Agenda Item No. 6.d.

Legislative Update

The California Legislature has reconvened, and the deadline to introduce bills has passed. The Alliance of LAFCOs Legislative Committee has provided staff with a list of bills which may be of interest. Based upon a review of this list, staff has identified the following bills which may impact LAFCO:

- **AB 1821 (Pacheco):** The California Public Records Act requires each state or local agency to produce public records promptly upon request. Existing law requires each agency, within 10 (calendar) days of a public records request, to determine whether the agency is in possession of those records and whether it is a disclosable public record. This bill would instead require each agency to determine whether the agency is in possession of the records requested, whether the records are disclosable, and requires the agency to notify the requestor of its determination within 10 business days of a request. If the agency determines it is a disclosable public record in its possession, the agency is also required to provide an estimated date and time of when the records will be available. The bill further identifies "unusual circumstances" whereby the requestee may experience a justifiable delay in its response to the public record request. *On September 30, 2026, the bill was approved by the Governor and Chaptered by the Secretary of State.*

- **AB 2180 (Ward):** Existing law, known as Proposition 218 Omnibus Implementation Act, prescribes specific procedures and parameters for local jurisdictions to comply with these requirements and, authorizes an agency providing water, wastewater, sewer, refuse collection services to adopt a schedule of fees or charges or charges authorizing automatic adjustments that pass through increases in wholesale charges for water, sewage treatment, or wastewater treatment or adjustments for inflation under certain circumstances. This bill would authorize a local government to demonstrate the proportional cost of service attributable to the parcel by any method that reasonably allocates the ascertainable cost of providing a service to all parcels, is substantiated. Further, local government is not required to provide the exact measure of cost per parcel and may instead impose uniform or tiered rates to a parcel or customer that are defined based on common characteristics indicative of likely water or sewer use. *On September 27, 2026, the bill was approved by the Governor and Chaptered by the Secretary of State.*

- **SB 992 (Niello):** If specified conditions are met, including that the special district's annual revenues do not exceed $150,000, current law authorizes a special district to replace the required annual audit with a financial review. Additionally, until January 1, 2027, a district may instead opt for an agreed-upon procedures engagement or an annual financial compilation, provided they continue to meet the specified revenue thresholds and conditions. This bill would extend the January 1, 2027 sunset date referenced above to January 1, 2037, would increase the revenue cap described above to $250,000, and would authorize a special district with annual revenues of less than $50,000 to replace the annual audit with a financial

review. *On August 27, 2026, the bill was approved by the Governor and Chaptered by the Secretary of State.*

- **SB 994 (Cabaldon):** This bill would prohibit a local agency official, as defined, acting in their official capacity from entering into, or requesting that another individual enter into, a nondisclosure agreement relating to public business that precludes their ability to share information with fellow local agency officials serving on the same council, board, commission, district, or agency. The bill would require a local agency official in violation of that provision to, among other things, disclose the existence of the nondisclosure agreement, as specified, and would provide that these requirements imposed on a local agency official also apply to a local agency official acting in their official capacity who entered into, or requested that another individual enter into, a nondisclosure agreement described above before January 1, 2027. Nondisclosure agreements that protect trade secrets, proprietary information, or financial information are exempt from the proposed regulations. Recent amendments limit the bill's applicability to a nondisclosure agreement in specified circumstances. *On September 27, 2026, the bill was approved by the Governor and Chaptered by the Secretary of State.*

- **SB 1187 (Durazo):** SB 1187 in its current form, continues to focus on "access" to public meetings. The Ralph M. Brown Act requires, with specified exceptions, that all meetings of a legislative body, as defined, of a local agency be open and public and that all persons be permitted to attend and participate. Existing law, beginning July 1, 2026, requires eligible legislative bodies, as defined, to have in place a system for electronically accepting and fulfilling requests for meeting agendas and documents. Existing law additionally requires these legislative bodies to translate the agenda for each meeting of that body and to reasonably assist members of the public who wish to translate a public meeting or receive interpretation, as specified. This bill would instead delete the above-described requirements on eligible legislative bodies and take effect immediately. An eligible legislative body is generally defined as a county board of supervisors, a city council, a board of directors of a special district that meets minimum population thresholds, or a board of directors of a special district that meets a minimum employee threshold or revenue threshold. *On September 18, 2026, the bill was approved by the Governor and Chaptered by the Secretary of State.*

- **SB 1417 (Perez):** This bill would prohibit a mutual water company from charging, issuing a bill, or otherwise seeking to hold tenants of shareholders responsible for the costs of water or its delivery, except for specified tenants, and would require all notices, recently amended to include electronic mail notice, of charges for water to be sent to the last known address of the shareholder or tenant, as applicable. The bill also adds notice and hearing requirements for proposed assessments or charges for water expected to increase over 20%; requires the mutual water companies to make certain records such as agendas and minutes "promptly available" to "eligible persons" (as defined by the proposed legislation) after the "direct costs" for producing those documents have been paid, would require the mutual water company to provide a copy of the written proposal and the notice of the public meeting, and record the individual votes of the board members on the assessment, or increase of the water charge. On August 18, 2026, the bill was amended to require a mutual water company to prepare, provide a copy of a written proposal, and provide notice of a public meeting at least 45 days before a public meeting to adopt a proposal to collect an assessment or to increase a

water charge. The amended bill would also prohibit the mutual water company from beginning to collect an assessment or increase a water charge earlier than 30 days after the public meeting where the proposed assessment is adopted. *On September 30, 2026, the bill was approved by the Governor and Chaptered by the Secretary of State.*

Recommended Action:

Staff recommends that the Commission receive and file the Legislative Update.

Staff Report

November 18, 2026

Agenda Item No. 7.a.

Reorganization No. 2018-08 for the Compton Creek Mosquito Abatement District and the Greater Los Angeles County Vector Control District; Detachment from the Greater Los Angeles County Vector Control District and Annexation to the Compton Creek Mosquito Abatement District; Amendment of the Greater Los Angeles County Vector Control District Sphere of Influence; and Amendment of the Compton Creek Mosquito Abatement District Sphere of Influence

PROPOSAL SUMMARY:

Size of Affected Territory:	Area 9C:	872.797± acres
	Area 9D:	1.949± acres
	Area 9E:	70.18± acres
	Area 9F:	2.59± acres
	Area 9G:	0.534± acres
	Area 9H:	21.46± acres
	Area 9I:	67.093± acres
	Area 9J:	19.486± acres
	Area 9K:	0.21± acres
	Area 9L:	0.17± acres
	Area 9M:	26.556± acres
	Area 9N:	12.114± acres
	Area 9O:	13.082± acres
	Area 9P:	29.81± acres
	Area 9Q:	47.618± acres
	Area 9R:	61.145± acres
		1,246.794± acres total
Inhabited/Uninhabited:	Inhabited	
Applicant:	Compton Creek Mosquito Abatement District	
Resolution:	March 18, 2024	
Application Filed with LAFCO:	December 17, 2024	
Certificate of Filing	October 20, 2026	

Location:

The affected territory consists of sixteen (16) separate areas (Area 9C, Area 9D, Area 9E, Area 9F, Area 9G, Area 9H, Area 9I, Area 9J, Area 9K, Area 9L, Area 9M, Area 9N, Area 9O, Area 9P, Area 9Q, and Area 9R):

Area 9C (consisting of numerous parcels) is generally located north of Victoria Street, south of Greenleaf Boulevard, east of South Central Avenue and west of the Los Angeles County Metropolitan Transportation Authority (Metro) A Line light rail system (formerly the "Blue Line"), within the City of Compton.

Area 9D (APN: 6142-014-903, within the existing Compton/Woodley Airport property) is generally located near the southeast corner of South Central Avenue and West 156th Street, within the City of Compton.

Area 9E (consisting of numerous parcels) is generally located north of West 156th Street, south of West Compton Boulevard, east of South Central Avenue, and west of South Dwight Avenue, within the City of Compton.

Area 9F (APNs: 6143-011-027, 6143-011-039, 6143-011-051, 6143-011-063, and 6143-011-075) is generally located at North Central Avenue and East 149th Street, within the City of Compton.

Area 9G consists of a small section of public rights-of-way at the intersection of East Compton Boulevard and East Redondo Beach Boulevard, within the City of Compton.

Area 9H (consisting of numerous parcels) is generally located at the northwest corner of South Central Avenue and East Rosecrans Avenue, within the City of Compton.

Area 9I (consisting of numerous parcels) is generally located north of East 139th Street, north of West Rosecrans Avenue, east of South Central Avenue, and west of Gonzales Park Aquatics Center, within the County of Los Angeles unincorporated community – known as West Rancho Dominguez – Victoria (Rosewood).

Area 9J (consisting of numerous parcels) is generally located north of West Cressey Street, south of West 137th Street, east of North Grandee Avenue and North Paulsen Avenue, within the City of Compton.

Area 9K (APN: 6153-020-900) is located at the southwest corner of East Oris Street and North Oleander Avenue, within the City of Compton.

Area 9L (APN: 6153-027-003) is located at the southeast corner of East Oris Street and North Culver Avenue, within the City of Compton.

Area 9M (consisting of numerous parcels) is generally located north of East Arlington Street, south of East Stockton Avenue, east of North Alhambra Avenue, west of North Long Beach Boulevard, within the City of Compton.

Area 9N (consisting of numerous parcels) is generally located north of East McMillan Street, south of Olanda Street, east of Wright Road, and west of South Gibson Avenue, within the City of Compton.

Area 9O (consisting of numerous parcels) is generally located north of East Rosecrans Avenue, south of East McMillan Street, east of South Gibson Avenue, and west of Interstate 710 (I-710) Freeway, within the County of Los Angeles unincorporated community – known as East Rancho Dominquez.

Area 9P (consisting of numerous parcels) is generally located north of East Compton Boulevard, south of East Rosecrans Avenue, east of South Gibson Street, and west of Interstate 710 (I-710) Freeway, within the County of Los Angeles unincorporated community – known as East Rancho Dominquez.

Area 9Q (APN: 6236-004-900 and APN: 6239-003-902, Manuel Domingues High School site) is generally located north of Alondra Boulevard, south of Somerset Boulevard, east of the Compton Par 3 Golf Course (currently closed until further notice), and west of Hunsaker Avenue, within the City of Compton.

	Area 9R (consisting of numerous parcels) is generally located north and south of South Atlantic Avenue; east and west of Interstate 710 (I-710) Freeway, and north of East Alondra Boulevard, within the City of Compton.
City/County:	Portions of City of Compton, and portions of the County of Los Angeles unincorporated communities, known as East Rancho Dominguez and West Rancho Dominguez – Victoria (Rosewood).
Affected Territory:	The affected territory consists of 1,726 parcels within airport, commercial, industrial, manufacturing, open space, parking, public rights-of-way, and residential areas. Area 9C consists of commercial, manufacturing, and residential areas. Area 9D consists of a portion of the Compton/Woodley Airport. Area 9E consists of commercial and residential areas. Area 9F consists of commercial areas. Area 9G consists of public rights-of-way. Area 9H consists of commercial and manufacturing areas. Area 9I consists of residential areas. Area 9J consists of commercial and residential areas. Area 9K consists of open space (Fig/Olender Park). Area 9L consists of a parking lot which serves an adjacent church. Area 9M consists of residential areas. Area 9N consists of residential areas. Area 9O consists of residential areas. Area 9P consists of commercial and residential areas. Area 9Q consists of residential areas. Area 9R consists of manufacturing and residential areas. The topography of all sixteen (16) areas is flat.
Surrounding Territory:	The surrounding territory is generally commercial, industrial, manufacturing, and residential.
Landowner(s)/Real Party/ Parties of Interest:	There are multiple owners of land on record.
Registered Voters:	3,653 registered voters as of June 16, 2026.
Purpose/Background:	Currently, the sixteen (16) areas are within the Greater Los Angeles County Vector Control District (GLACVCD). After approval of this reorganization, the entire City of Compton will be within the jurisdictional and Sphere of Influence (SOI) boundaries of the Compton Creek Mosquito Abatement District (CCMAD).

Jurisdictional Changes:	The jurisdictional changes that result from this proposal include detachments of the GLACVCD; annexations to the CCMAD; and Sphere of Influence amendments for both GLACVCD and CCMAD.
Within Sphere of Influence:	No, SOI amendments are required for both GLACVCD and CCMAD.
Public Hearing:	Pursuant to Government Code § 56658(h), and upon issuing a Certificate of Filing, the Executive Officer set the proposal for public hearing and gave published notice thereof, within the required ninety (90) days.
Waiver of Public/Protest Hearing:	Pursuant to Government Code § 56663, the Commission may waive protest proceedings that would otherwise be required if all of the criteria therein have occurred.
California Environmental Quality Act (CEQA) Clearance:	The proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15320 because the reorganization implements a change of organization of a local agency where the changes do not change the geographical area in which the previously existing powers are exercised. In addition, the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15378(b)(5) because the organizational or administrative activities of governments will not result in direct or indirect physical changes to the environment. Independent of LAFCO's determinations, a categorical exemption was adopted by the Compton Creek Mosquito Abatement District on February 27, 2024. A copy of the Notice of Exemption is available through the offices of the Los Angeles LAFCO or at the following link: https://lalafco.org/wp-content/uploads/documents/7a.%202018-08%20CEQA%20NOE.pdf
Additional Information:	None.

CERTIFICATE OF FILING:

Pursuant to Government Code § 56020.6, a Certificate of Filing (COF) is "the document issued by the executive officer that confirms an application for a change of organization or reorganization has met submission requirements and is accepted for filing."

Upon reviewing the proposal for completeness, and pursuant to the requirements of Government Code § 56658, the Executive Officer issued the COF to the applicant on October 20, 2026. In conjunction with the issuance of the COF, the Executive Officer set the public hearing date on Wednesday, November 18, 2026.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668:

a. Affected population, territory and adjacent areas:

Area 9C consists of zero (0) residents, Area 9D consists of zero (0) residents, Area 9E consists of 1,960 residents, Area 9F consist of 228 residents, Area 9G consists of zero (0) residents, Area 9H consist of zero (0) residents, Area 9I consist of 1,430 residents, Area 9J consist of 456 residents, Area 9K consist of zero (0) residents, Area 9L consist of zero (0) residents, Area 9M consist of 656 residents, Area 9N consist of 200 residents, Area 9O consists of 226 residents, Area 9P consist of 658 residents, Area 9Q consist of zero (0) residents, and Area 9R consists of zero (0) residents.

The existing population total for all sixteen (16) areas is 5,814 residents as of August 11, 2026.

The population density is 4.66 persons per acre.

The estimated future population is 5,814 residents (no anticipated change).

The affected territory is 1,246.794+/- acres. The existing land uses are airport, commercial, industrial, manufacturing, open space, parking, public rights-of-way, and residential.

The assessed valuation for Area 9C is $1,713,647,748, Area 9D is $35,731, Area 9E is $129,297,913, Area 9F is $5,132,062, Area 9G (no assessed valuation – this area is public rights-of way), Area 9H is $63,323,583, Area 9I is $116,059,273, Area 9J is $31,063,883, Area 9K is $5,633, Area 9L is $13,159, Area 9M is $45,556,992, Area 9N is $18,506,196, Area 9O is $16,797,823, Area 9P is $44,207,120, Area 9Q is $293,318, and Area 9R is $9,163,251, as of June 30, 2026, for a total assessed valuation is $2,193,103,685.

The per capita assessed valuation is $377,211.

On October 6, 2026, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a corresponding property tax transfer resolution.

The topography of the affected territory is flat.

Compton Creek passes through the northeastern portion of Area 9C, located within the City of Compton.

Los Angeles River passes through the middle portion of Area 9R, located within the City of Compton.

There are no drainage basins in or adjacent for the remaining fourteen (14) areas.

The nearest populated areas, as follows:

Area 9C – south, southwest, and southeast of the affected territory.

Area 9D – directly north and west of the affected territory.

Area 9E – populated areas surrounding all sides of the affected territory

Area 9F – directly north and east of the affected territory.

Area 9G – directly north of the affected territory.

Area 9H – east of the affected territory.

Area 9I – north, south, and west of the affected territory.

Area 9J – populated areas surrounding all sides of the affected territory.

Area 9K – populated areas surrounding all sides of the affected territory

Area 9L – north, east, and west of the affected territory.

Area 9M – north and south of the affected territory.

Area 9N – populated areas surrounding all sides of the affected territory.

Area 9O – north, east, and west of the affected territory.

Area 9P – north, south, and west of the affected territory.

Area 9Q – east of the affected territory.

Area 9R – east and west of the affected territory.

The affected territory is likely to experience modest growth in the next ten (10) years. The adjacent areas are likely to experience modest growth in the next ten (10) years.

b. Governmental Services and Controls:

The affected territory consists of airport, commercial, industrial, manufacturing, open space, parking, public rights-of-way areas, and residential areas. The affected territory will require governmental services indefinitely. The present cost and adequacy of government services and controls in the area are acceptable. The probable effect of the proposed action is modest, given that the proposed reorganization merely makes changes to the territory between two (2) mosquito abatement/vector control districts. The probable effect of an alternative course of action on the cost and adequacy of services and controls in the affected territory and adjacent areas is minimal, presuming the land were to remain as it is currently developed and/or remain vacant.

c. Proposed Action and Alternative Actions:

The proposed actions involving airport, commercial, industrial, manufacturing, open space, parking, public rights-of-way, and residential areas will not have a significant effect on adjacent areas. The proposed action will have no effect on mutual social and economic interests. The proposal will have no impact on the governmental structure of the County.

The effect of alternate actions on mutual social and economic interests and on the local governmental structure of the County is minimal.

d. Conformity with Commission Policies on Urban Development and Open Space, and Conformity with Open Space Land Conversion Policies in Government Code § 56377:

The proposal does not conflict with any Commission-adopted policies on urban development and open space conversion.

There is no prime agricultural land within or adjacent to the affected territory. The proposal conforms with the objectives in Government Code § 56377.

e. Agricultural Lands:

There are agricultural lands within (or adjacent to) the affected territory. The impact of the proposal on any agricultural lands is minimal given that the proposed reorganization merely makes changes to the territory between the boundaries of the two (2) involved mosquito abatement/vector control districts.

f. Boundaries:

The boundaries of the affected territory have been clearly defined by the applicant, conform to lines of assessment or ownership, and have been reviewed and approved by LAFCO's GIS/Mapping Technician.

The Compton Creek Mosquito Abatement District is a mosquito abatement and vector control district. The proposed annexation to the Compton Creek Mosquito Abatement

District is therefore subject to the provisions of its principal act, which is the Mosquito Abatement and Vector Control District Law (Health and Safety Code § 2000 *et seq*). Pursuant to Health and Safety Code § 2007(a), "territory, whether incorporated or unincorporated, whether contiguous or noncontiguous, may be included in a district." Section 2007(a) also states that "[t]erritory that is already within a mosquito abatement and vector control district formed pursuant to this chapter may not be included within another mosquito abatement and vector control district."

The affected territory in this proposed reorganization is contiguous to the existing boundaries of the Compton Creek Mosquito Abatement District, and the proposal therefore complies with the contiguity provisions of the Mosquito Abatement and Vector Control District Law (Health and Safety Code § 2007(a)).

Although the affected territory is currently within the boundaries of the Greater Los Angeles County Vector Control District, the affected territory is concurrently being detached from the Greater Los Angeles County Vector Control District, and upon detachment the proposal therefore will comply with Health and Safety Code § 2007(a).

g. Regional Transportation Plan:

The Southern California Associated Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080. The closest highways to the reorganization are part of the RTP and SCS's State Highway improved program. The closest highways in the RTP/SCS are Interstate 105 (I-105) Freeway, Interstate 710 (I-710) Freeway, and State Route 91 (SR 91) Freeway.

h. Consistency with Plans:

For those properties that are located within the City of Compton, the proposal is consistent with the existing City of Compton General Plan designation, as follows:

Area 9C – Industrial, Public/Quasi-Public, Community Commercial, Open Space, and Transit Priority Mixed-Use.
Area 9D – Airport.
Area 9E – Low Density Residential, Medium Density Residential. And Community Mixed-Use.
Area 9F – Community Mixed-Use.
Area 9G – No associated general plan designation since the area consists of public rights-of-way.
Area 9H – Community Commercial, Light Industrial, and High Density Residential.
Area 9J – Low Density Residential, Medium Density Residential, and Neighborhood Commercial.
Area 9K – Open Space.
Area 9L – Medium Density Residential.
Area 9M – Low Density Residential.

Area 9N – Low Density Residential.
Area 9Q – Public/Quasi-Public.
Area 9R – Open Space.

For those areas (listed above) that are located within the City of Compton, the affected territory is not within the boundaries of any Specific Plan.

For those properties located within the County unincorporated territory, the proposal is consistent with the existing County General Plan designations for the following areas:

Area 9I (West Rancho Dominguez Rancho – Victoria) – Residential 9 (H9) and General Commercial (CG).
Area 9O (East Rancho Dominguez Rancho) – Residential 9 (H9) and General Commercial (CG).
Area 9P (East Rancho Dominguez Rancho)– Residential 9 (H9) and General Commercial (CG).

For those areas that are located within the Los Angeles County unincorporated community, known as East Rancho Dominguez, Area 9I, 9O, and Area 9P are consistent with the County Specific Plan designation of Metro Area Plan: Area 9I (Metro Area Plan for the unincorporated community known as West Rancho Dominguez – Victoria); and Area 9O and Area 9P (Metro Area Plan for the unincorporated community known as East Rancho Dominguez).

Pre-zoning is not a requirement for a special district proposal.

i. Sphere of Influence:

All sixteen (16) areas: Area 9C through Area 9R are currently within the Greater Los Angeles County Vector Control District's SOI boundaries: Area 9C (commercial, manufacturing, and residential), Area 9D (portion of the Compton/Woodley Airport), Area 9E (commercial and residential), Area 9F (commercial), Area 9G (public rights-of-way), Area 9H (commercial and manufacturing), Area 9I (residential), Area 9J (commercial and residential), Area 9K (open space), Area 9L (parking lot), Area 9M (residential), Area 9N (residential), Area 9O (residential), Area 9P (commercial and residential), Area 9Q (residential), and Area 9R (manufacturing and residential) are currently within the jurisdictional boundaries and the SOI boundaries of the Greater Los Angeles County Vector Control District. Actions include detachments from GLACVCD and annexations to the CCMAD. Concurrent Spheres of Influence amendments are being processed with this application for both GLACVCD and CCMAD.

j. Comments from Public Agencies:

Staff did not receive any significant comments from public agencies or any resolutions, raising objections from any affected agency.

k. Ability to Provide Services:

The Compton Creek Mosquito Abatement District and the Greater Los Angeles County Vector Control District support the reorganization and have indicated that it has the ability to provide mosquito abatement/vector control services.

l. Timely Availability of Water Supplies:

There are no known issues regarding water supply or delivery.

m. Regional Housing Needs:

As a special district reorganization, the proposal will not affect any city, nor the county, in achieving their respective fair shares of the regional housing needs as determined by the Southern California Association of Governments (SCAG).

n. Comments from Landowners, Voters, or Residents:

Staff did not receive any significant comments from landowners, voters, or residents.

o. Land Use Designations:

For those properties located within the City of Compton, the proposal is consistent with the existing City of Compton General Plan designations for the following areas:

Area 9C – Industrial, Public/Quasi-Public, Community Commercial, Open Space, and Transit Priority Mixed-Use.
Area 9D – Airport.
Area 9E – Low Density Residential, Medium Density Residential. And Community Mixed-Use.
Area 9F – Community Mixed-Use.
Area 9G – No associated general plan designation since the area consists of public rights-of-way.
Area 9H – Community Commercial, Light Industrial, and High Density Residential.
Area 9J – Low Density Residential, Medium Density Residential, and Neighborhood Commercial.
Area 9K – Open Space.
Area 9L – Medium Density Residential.
Area 9M – Low Density Residential.
Area 9N – Low Density Residential.
Area 9Q – Public/Quasi-Public.
Area 9R – Open Space.

For those properties located within the County unincorporated territory, the proposal is consistent with the existing County General Plan designations for the following areas:

Area 9I – (West Rancho Dominguez Rancho – Victoria) – Residential 9 (H9) and General Commercial (CG).
Area 9O – (East Rancho Dominguez Rancho) – Residential 9 (H9) and General Commercial (CG).
Area 9P – (East Rancho Dominguez Rancho)– Residential 9 (H9) and General Commercial (CG).

For the properties located in the City of Compton, the proposal is consistent with the existing City of Compton zoning designation for the following areas:

Area 9C – Heavy Manufacturing (MH), Medium Density Residential (RM), Low Density Residential (RL), Buffer (B), and Limited Commercial (CL).
Area 9D – Low Density Residential (RL).
Area 9E – Low Density Residential (RL) and Limited Commercial (CL).
Area 9F – Limited Commercial (CL).
Area 9G – No associated zoning designation since this area consists of public rights-of-way.
Area 9H – Limited Commercial (CL), Heavy Manufacturing (MH), and Buffer (B).
Area 9J – Low Density Residential (RL) and Limited Commercial (CL).
Area 9K – Medium Density Residential (RM).
Area 9L – Parking/Medium Density Residential (PRM).
Area 9M – Medium Density Residential (RM).
Area 9N – Low Density Residential (RL).
Area 9Q – Low Density Residential (RL).
Area 9R – Low Density Residential (RL) and Commercial Manufacturing (CM).

For the properties located in within County unincorporated territory, the proposal is consistent with the existing County zoning designation for the following areas:

Area 9I – (West Rancho Dominguez Rancho – Victoria) – Single Family Residential (R-1) and Restricted Business (C-1).
Area 9O – (East Rancho Dominguez Rancho) – Single Family Residential (R-1) and General Commercial (C-3).
Area 9P – (East Rancho Dominguez Rancho)– Single Family Residential (R-1) and General Commercial (C-3).

p. Environmental Justice:

The proposal makes no representations on exclusions of peoples of any race, culture, income and/or national origins with respect to the location of public facilities and public services, to ensure a healthy environment for all people such that the effects of the pollution are not disproportionately borne by any particular populations or 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) for Areas 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9K, 9L, 9M, 9N, 9Q and 9R.

There are 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). Area 9J consists of an adjacent DUC located east of the affected territory (near North Paulsen Avenue, East Oris Street, and East Bliss Street). Area 9O consists of a DUC located south of the affected territory. Area 9P consists of an entire DUC. Given that the proposed reorganization merely makes changes to the territory between the (2) involved mosquito abatement/vector control districts, there is no potentially adverse impact upon the delivery of retail water, sewage treatment, or structural fire protection services for any DUCs, within or adjacent, to the affected territory

q. Hazard Mitigation Plan:

For those properties that are located within the City of Compton, the City of Compton Hazard Mitigation Plan (approved April 18, 2023) establishes the City's emergency policies and procedures in the event of a disaster and addresses allocation of resources and protection of the public in the event of an emergency. The Public Safety Element of the General Plan for the City of Compton (Draft City of Compton General Plan 2045) addresses reduction of the potential risk of death, injuries, and economic damages resulting from natural and man-made hazards.

For those properties that are located with the unincorporated Los Angeles County, the County of Los Angeles All-Hazard Mitigation Plan (approved September 9, 2025) establishes the County's emergency policies and procedures in the event of a disaster and addresses allocation of resources and protection of the public in the event of an emergency.

The Safety Element of the General Plan for the County of Los Angeles (updated April 15, 2025) addresses reduction of the potential risk of death, injuries, and economic damages resulting from natural and man-made hazards.

The affected territory is not within a Very High Fire Hazard Zone pursuant to maps published by the California Department of Forestry and Fire Protection (Cal Fire). The affected territory is not within the maps that identify State Responsibility Area. The City of Compton General Plan Safety Element and the County of Los Angeles All-Hazard Mitigation Plan and the Safety Element of the General Plan include information relating to mitigation and management of wildfire and fire hazard severity zones.

ADDITIONAL FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668.3:

a) District Annexation or City Detachment:
The proposed action involves a district annexation to the Compton Creek Mosquito Abatement District.

(1) Interest in landowners/inhabitants, district annexations:
The proposed action will be for the interest of the landowners and/or present and/or future inhabitants within the district and within the affected territory. With respect to the handful of parcels within the boundary of the City of Compton but NOT within the boundary of the Compton Creek Mosquito Abatement District, the annexation into CCMAD will create a clearer district boundary and avoid confusion concerning the delivery of vector control services.

(2) Interest in landowners/inhabitants, city detachments:
The proposed action does not involve a city detachment.

(3) Any factors which may be considered by the commission provided in Government Code § 56668:
The Commission has addressed the factors in *Government Code §* 56668, subsections (a) through (q), above.

(4) Any resolution raising objections to the action that may be filed by an affected agency:
No affected agency has filed a resolution raising objections to the proposed action.

(5) Any other matters which the commission deems material:
There are no additional matters which the commission deems material to the proposed action.

REGIONAL GROWTH CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668.5:

The Southern California Associated Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080.

The proposed action will not impact regional growth goals and policies of the RTP or SCS.

ADDITIONAL INFORMATION/OTHER MATTERS (RELEVANT TO THE PROPOSAL):

None.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The proposal is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines § 15320 because the reorganization implements a change of organization of a local agency where the changes do not change the geographical area in which the previously existing powers are exercised.

The proposal is also categorically exempt from CEQA pursuant to State CEQA Guidelines § 15378(b)(5) because the organizational or administrative activities of governments will not result in direct or indirect physical changes to the environment.

In addition, there are no cumulative impacts, unusual circumstances, nor other exceptions that would make the exemption inapplicable based on the proposal records.

Independent of LAFCO's determinations, a categorical exemption was adopted by the Compton Creek Mosquito Abatement District on February 27, 2024. A copy of the Notice of Exemption is available through the offices of the Los Angeles LAFCO.

PUBLIC HEARING NOTICE:

Mailed Notice: The number of landowners and registered voters required to provide notice to, exceeds 1,000. Pursuant to Government Code § 56157(h), if the total number of notices required to be mailed in accordance with Government Code § 56157 (d) and (f) exceeds 1,000, then notice may instead be provided by publishing a display advertisement of at least one-eighth page in a newspaper, as specified in Government Code § 56153, at least 21 days prior to the hearing.

Newspaper Notice: LAFCO is required to provide notice of the public hearing "in one or more newspapers of general circulation within each affected county, affected city, or affected district," pursuant to Government Code § 56153, and notice "shall be commenced at least 21 days prior to the date specified in the notice for the public hearing," pursuant to Government Code § 56154. LAFCO published a one-eighth page hearing notice in the Daily Commerce on September 30, 2026.

The notice provided satisfies all legal requirements for public notices.

WAIVER OF PROTEST PROCEEDINGS:

Pursuant to Government Code § 56663, the Commission may waive protest proceedings if all of the following have occurred: 1) notice pursuant to Government Code § 56157 has been given to landowners and registered voters within the affected territory; 2) the notice discloses the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City and/or District in the affected territory; 3) the 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 within the affected territory is received before the conclusion of the Commission proceedings on the proposal.

All criteria have been met for the Commission to waive protest proceedings; however should written opposition be received by the Commission prior to the conclusion of the Commission proceeding, the matter should be referred to staff to schedule protest proceedings.

SPHERE OF INFLUENCE AMENDMENT DETERMINATIONS PURSUANT TO GOVERNMENT CODE § 56425(e):

1. ***Present and Planned Land Uses in the Area:***
   The present land use is airport, commercial, industrial, manufacturing, open space, parking, public rights-of-way, and residential. There is no future planned land use included in this proposal.

2. ***Present and Probable Need for Public Facilities and Services in the Area:***
   The affected territory is located within portions of the City of Compton and portions of the County of Los Angeles unincorporated communities – known as East Rancho Dominguez and West Rancho Dominguez – Victoria (Rosewood).

   The affected territory consists of airport, commercial, industrial, manufacturing, open space, parking, public rights-of-way, and residential areas. The affected territory will require governmental services indefinitely. The present cost and adequacy of government services and controls in the area are acceptable. The probable effect of the proposed action is modest, given that the proposed reorganization merely makes changes to the territory between the boundaries of the two (2) involved mosquito abatement/vector control districts, and, further, because the CEQA clearance documents that the proposal is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines § 15320 because the reorganization implements a change of organization of a local agency where the changes do not change the geographical area in which the previously existing powers are exercised. Also, the proposal is also categorically exempt from CEQA pursuant to State CEQA Guidelines § 15378(b)(5) because the organizational or administrative activities of governments will not result in direct or indirect physical changes to the environment. The probable effect of an alternative course of action on the cost and adequacy of services and controls in the affected territory and adjacent areas is minimal, presuming the land were to remain as it is currently developed and/or remain vacant.

3. ***Present Capacity of Public Facilities and Services:***
   The Greater Los Angeles County Vector Control District and the Compton Creek Mosquito Abatement District have adequate capacity and infrastructure to meet current and future demands. The amount of territory for which boundaries are being adjusted is relatively small compared to the overall size of each district.

4. ***Social or Economic Communities of Interest:***
   The proposal makes no representations on exclusions of peoples of any race, culture, income and/or national origins with respect to the location of public facilities and public services, to ensure a healthy environment for all people such that the effects of the pollution are not disproportionately borne by any particular populations or communities.

5. ***Disadvantaged Unincorporated Communities:***
   There are 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). Area 9J consists of an adjacent DUC located east of the affected territory (near North Paulsen Avenue, East Oris Street, and East Bliss Street). Area 9O consists of a DUC located south of the affected territory. Area 9P consists of an entire DUC. Given that the proposed reorganization merely makes changes to the territory between the boundaries of the two (2) involved mosquito abatement/vector control districts, there are no potentially adverse impact upon the delivery of retail water, sewage treatment, or structural fire protection services for any DUCs, within or adjacent, to the affected territory.

SPHERE OF INFLUENCE AMENDMENT DETERMINATIONS PURSUANT TO GOVERNMENT CODE § 56425(i):

The Commission has a written statement of the functions and classes of service of the Compton Creek Mosquito Abatement District that specifies the nature, location, and extent of its classes of service that it provides within its boundary on file. The Commission's written statement remains unchanged by this amendment.

RECONSIDERATION:

Pursuant to Government Code § 56895(a), "any person or affected agency may file a written request with the executive officer requesting amendments to or reconsideration of the Resolution Making Determinations."

The written request "shall state the specific modification to the resolution being requested and shall state what new or different facts that could not have been presented previously are claimed to warrant the reconsideration."

A request for reconsideration and associated fees shall be submitted to the LAFCO office no later than 5:00 p.m. on Monday, December 21, 2026. Upon receipt, staff will place the request on the agenda of the next meeting of the Commission for which notice can be given.

EFFECTIVE DATE:

Should the Commission approve the reorganization, the effective date will be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-

Recorder/County Clerk. This date presumes that no requests for reconsideration (pursuant to Government Code § 56895) are filed, and that LAFCO has not received written protests which meet or exceed the protest thresholds (pursuant to Government Code Sections 57093—57094, as applicable).

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the Compton Creek Mosquito Abatement District and which will be for the interest of landowners and/or present and/or future inhabitants within Compton Creek Mosquito Abatement District and within the reorganization territory.

RECOMMENDED ACTION:

1. Open the public hearing and receive testimony on the reorganization and SOI amendments for the Greater Los Angeles County Vector Control District and the Compton Creek Mosquito Abatement District;

2. There being no further testimony, close the public hearing; and

3. There being no written opposition submitted by the landowners or registered voters within the affected territory before the conclusion of this hearing on the proposal, waive the protest proceedings pursuant to Government Code § 56663 and Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Reorganization No. 2018-08 for the Compton Creek Mosquito Abatement District and the Greater Los Angeles County Vector Control District; Detachment from the Greater Los Angeles County Vector Control District and Annexation to the Compton Creek Mosquito Abatement District; Amendment of the Greater Los Angeles County Vector Control District Sphere of Influence; and Amendment of the Compton Creek Mosquito Abatement District Sphere of Influence.

Compton Creek Mosquito Abatement District
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City of Compton

General Manager
John Franklin

November 8, 2026

The Honorable Gerard McCallum, Chair
Local Agency Formation Commission for the County of Los Angeles
80 South Lake Avenue, Suite 870
Pasadena, CA 91101

RE: Support for Reorganization No. 2018-08 – Detachment from the Greater Los Angeles County Vector Control District and Annexation to the Compton Creek Mosquito Abatement District; Amendment of the Spheres of Influence of Both Districts (Hearing Date: November 18, 2026)

Dear Chair McCallum and Members of the Commission:

On behalf of the Board of Trustees of the Compton Creek Mosquito Abatement District (CCMAD), I write in strong support of Reorganization No. 2018-08 and respectfully urge the Commission to approve it.

The reorganization detaches approximately 1,246.8± acres of inhabited territory, in 16 areas, from the Greater Los Angeles County Vector Control District (GLACVCD) and annexes it to CCMAD. It also amends both districts' Spheres of Influence to match. When complete, the entire City of Compton will be served by a single mosquito and vector control agency for the first time.

For historical reasons, portions of Compton have long been split between two districts. That split means neighbors in the same city can be served by different agencies, depending on which side of a boundary line they live on. It complicates how residents, city staff and local partners report problems and receive service. Consolidating the city under CCMAD resolves that.

The reorganization advances the purposes the Commission is charged with under the Cortese-Knox-Hertzberg Act – logical boundaries and the efficient delivery of public services:

- One point of contact. Every Compton resident, business and city department will have one district to call for mosquito complaints, service requests and public health information.
- Consistent service citywide. CCMAD's surveillance, source reduction and control work, including its mosquitofish program, will apply across the whole city under one set of practices.
- Programs built for this community. CCMAD's education program for Compton Unified middle school students and its swimming pool registration program for stagnant and unmaintained pools will reach every neighborhood in Compton.
- Aligned long-term planning. The Sphere of Influence amendments keep both districts' planning boundaries consistent with the new service boundaries.

This proposal reflects years of cooperative work. CCMAD's Board authorized the application in 2024, and GLACVCD has been a constructive partner throughout. We thank GLACVCD's Board and staff for that collaboration.

We also want to thank the Commission and its staff – in particular Executive Officer Paul Novak and Alisha O'Brien – for their technical and collaborative work in finalizing this boundary and Sphere of Influence adjustment. Their careful review of the mapping, legal descriptions and filing requirements, and their guidance to a small district through a complex process, brought this application to completion.

CCMAD has protected the public's health in this community since 1927. Reorganization No. 2018-08 lets us serve all of Compton as one community, and we respectfully request the Commission's approval.

Sincerely,

John P. Franklin
General Manager

cc: CCMAD Board of Trustees Greater Los Angeles County Vector Control District

RESOLUTION NO. 2026-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES MAKING DETERMINATIONS APPROVING AND ORDERING "REORGANIZATION NO. 2018-08 FOR THE COMPTON CREEK MOSQUITO ABATEMENT DISTRICT AND THE GREATER LOS ANGELES COUNTY VECTOR CONTROL DISTRICT; DETACHMENT FROM THE GREATER LOS ANGELES COUNTY VECTOR CONTROL DISTRICT AND ANNEXATION TO THE COMPTON CREEK MOSQUITO ABATEMENT DISTRICT; AMENDMENT OF THE GREATER LOS ANGELES COUNTY VECTOR CONTROL DISTRICT SPHERE OF INFLUENCE; AND AMENDMENT OF THE COMPTON CREEK MOSQUITO ABATEMENT DISTRICT SPHERE OF INFLUENCE"

WHEREAS, the Compton Creek Mosquito Abatement District (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 or LAFCO), 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 for the Compton Creek Mosquito Abatement District and the Greater Los Angeles County Vector Control District, within portions of the City of Compton and portions of the County of Los Angeles unincorporated communities – known as East Rancho Dominquez and West Rancho Dominguez – Victoria (Rosewood); and

WHEREAS, the proposed reorganization consists of approximately 1,246.794± acres of inhabited territory and is assigned the following distinctive short-form designation: "Reorganization No. 2018-08 for the Compton Creek Mosquito Abatement District and the Greater Los Angeles County Vector Control District"; 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 reorganization is that currently, the

sixteen (16) areas are within the Greater Los Angeles County Vector Control District (GLACVCD). After approval of this reorganization, the entire City of Compton will be within the jurisdictional and Sphere of Influence (SOI) boundaries of the Compton Creek Mosquito Abatement District (CCMAD); 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 notice was published as a one-eight page display advertisement, in a newspaper of general circulation in the County of Los Angeles, in the Daily Commerce on September 30, 2026, which is at least 21 days prior to the public hearing; and

WHEREAS, in accordance with Government Code § 56663, notice pursuant to Government Code § 56157 has been given to landowners and registered voters within the affected territory; and the notice discloses that: 1) the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the Compton Creek Mosquito Abatement 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 November 18, 2026, 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 waive protest proceedings entirely, pursuant to Government Code § 56663, if no written opposition was received.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, with respect to Reorganization No. 2018-08 for the Compton Creek Mosquito Abatement District and the Greater Los Angeles County Vector Control District, finds that the reorganization is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines § 15320 because the reorganization implements a change of organization of a local agency where the changes do not change the geographical area in which the previously existing powers are exercised. In addition, there are no cumulative impacts, unusual circumstances, nor other exceptions that would make the exemption inapplicable based on the proposal records.
2. The Commission, with respect to Reorganization No. 2018-08 for the Compton Creek Mosquito Abatement District and the Greater Los Angeles County Vector Control District, finds that the reorganization is also categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines § 15378(b)(5) because the organizational or administrative activities of governments will not result in direct or indirect physical changes to the environment. In addition, there are no cumulative impacts, unusual circumstances, nor other exceptions that would make the exemption inapplicable based on the proposal records.

3. The Commission hereby amends the Spheres of Influence of both the Greater Los Angeles County Vector Control District and the Compton Creek Mosquito Abatement District so as to exclude the subject territory described in Exhibit "A" and "B" from the Greater Los Angeles County Vector Control District, and include the subject territory described in Exhibit "A" and "B" within the Compton Creek Mosquito Abatement District 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 airport, commercial, industrial, manufacturing, open space, parking, public rights-of-way, and residential. There is no future planned land use included in this proposal.

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

   The affected territory is located within portions of the City of Compton and portions of the County of Los Angeles unincorporated communities – known as East Rancho Dominguez and West Rancho Dominguez – Victoria (Rosewood). The affected territory consists of airport, commercial, industrial, manufacturing, open space, parking, public rights-of-way, residential areas. The affected territory will require governmental services indefinitely. The present cost and adequacy of government services and controls in the area are acceptable. The probable effect of the proposed action is modest, given that the proposed reorganization merely makes changes between the boundaries of the two (2) involved mosquito abatement/vector districts, and, further, because the CEQA clearance documents that the proposal is categorically exempt from the

provisions of CEQA pursuant to State CEQA Guidelines § 15320 because the reorganization implements a change of organization of a local agency where the changes do not change the geographical area in which the previously existing powers are exercised. Also, the proposal is also categorically exempt from CEQA pursuant to State CEQA Guidelines § 15378(b)(5) because the organizational or administrative activities of governments will not result in direct or indirect physical changes to the environment. The probable effect of an alternative course of action on the cost and adequacy of services and controls in the affected territory and adjacent areas is minimal, presuming the land were to remain as it is currently developed and/or remain vacant.

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

The Greater Los Angeles County Vector Control District and the Compton Creek Mosquito Abatement District have adequate capacity and infrastructure to meet current and future demands. The amount of territory for which boundaries are being adjusted is relatively small compared to the overall size of each district.

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

The proposal makes no representations on exclusions of peoples of any race, culture, income and/or national origins with respect to the location of public facilities and public services, to ensure a healthy environment for all people such that the effects of the pollution are not disproportionately borne by any particular populations or communities.

(5) Disadvantaged Unincorporated Communities:

There are 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). Area 9J consists of an adjacent DUC located east of the affected territory (near North Paulsen Avenue, East Oris Street, and East Bliss Street). Area 9O consists of a DUC located south of the affected territory. Area 9P consists of an entire DUC. Given that the proposed reorganization merely makes changes to the territory between the boundaries of the two (2) involved mosquito abatement/vector control districts, there are no potentially adverse impact upon the delivery of retail water, sewage treatment, or structural fire protection services for any DUCs, within or adjacent, to the affected territory.

(6) Determination of the Services of the Existing District:

The Commission has a written statement of the functions and classes of service of the Compton Creek Mosquito Abatement District that specifies the nature, location, and extent of its classes of service that it provides within its boundary on file. The Commission's written statement remains unchanged by this amendment.

4. Notice has been provided pursuant to Government Code § 56663 in the Daily Commerce on September 30, 2026.

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 1,246.794± acres, is inhabited, and is assigned the following short form designation:

   "Reorganization No. 2018-08 for the Compton Creek Mosquito Abatement District and the Greater Los Angeles County Vector Control District".

7. Reorganization No. 2018-08 for the Compton Creek Mosquito Abatement District and the Greater Los Angeles County Vector Control District is hereby approved, subject to the following terms and conditions:

   a. The Compton Creek Mosquito Abatement 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 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 Compton Creek Mosquito Abatement District, 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 (1) year of the Commission approval of this reorganization, will result in the 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 reorganized shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the Compton Creek Mosquito Abatement District.

f. The regular County assessment roll shall be utilized by the Compton Creek Mosquito Abatement District and the Greater Los Angeles County Vector Control District.

g. The affected territory will be taxed for any existing general indebtedness, if any, of the Compton Creek Mosquito Abatement District.

h. Detachment of Area 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9J, 9K, 9L, 9M, 9N, 9O, 9P, 9Q, and 9R from the Greater Los Angeles County Vector Control District and Annexation of said areas to the Compton Creek Mosquito Abatement District, as described in Exhibits "A" and "B".

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 reorganization.

8. Pursuant to Government Code § 56663, the Commission finds that all the following have occurred: 1) notice pursuant to Government Code § 56157 has been given to landowners and registered voters within the affected territory; 2) the notice discloses the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the District in the affected territory; 3) the 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 of Area 9C, 9D, 9E, 9F, 9G, 9H, 9I, 9J, 9K, 9L, 9M, 9N, 9O, 9P, 9Q, and 9R detached from the Greater Los Angeles County

Vector Control District and annexed said areas to the Compton Creek Mosquito Abatement District, as described in Exhibits "A" and "B".

10. The Executive Officer is hereby authorized and directed to transmit 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 Compton Creek Mosquito Abatement District and the Greater Los Angeles County Vector Control District, upon the Compton Creek Mosquito Abatement 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*.

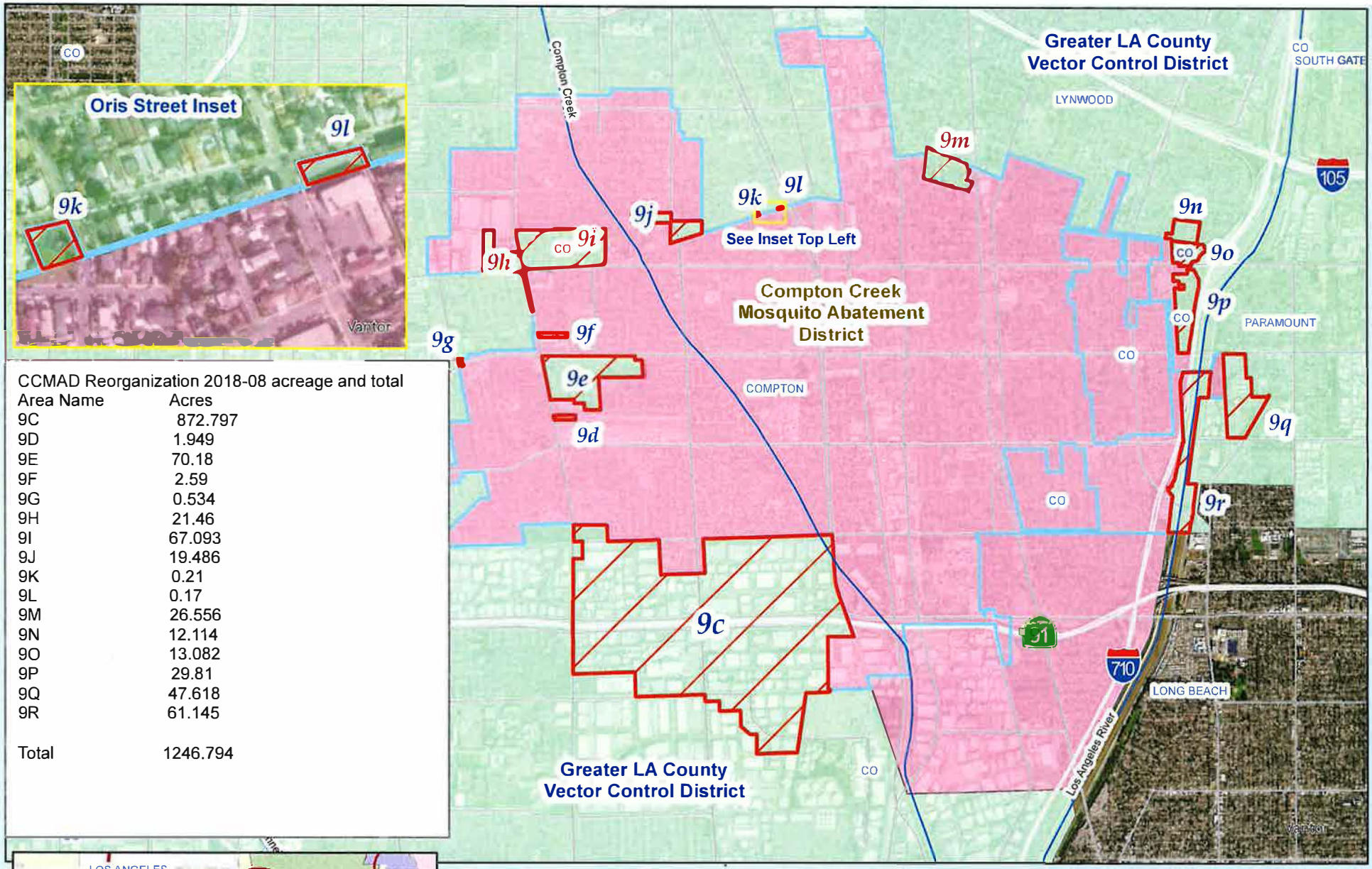
12. Pursuant to Government Code § 56883, the Executive Officer may make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

PASSED AND ADOPTED this 18th day of November 2026.

MOTION:
SECOND:
AYES:
NOES:
ABSTAIN:
ABSENT:
MOTION PASSES: 0/0/0

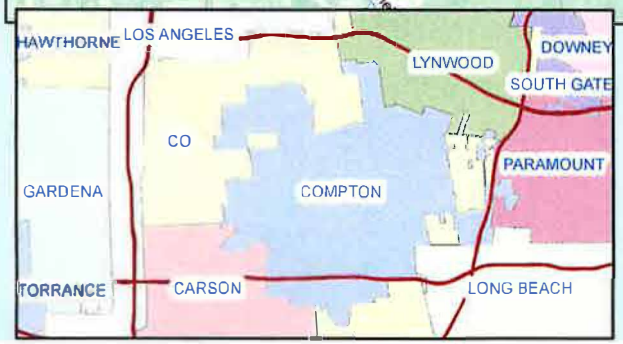
LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

Paul A. Novak, AICP
Executive Officer



CCMAD Reorganization 2018-08 acreage and total

Area Name	Acres
9C	872.797
9D	1.949
9E	70.18
9F	2.59
9G	0.534
9H	21.46
9I	67.093
9J	19.486
9K	0.21
9L	0.17
9M	26.556
9N	12.114
9O	13.082
9P	29.81
9Q	47.618
9R	61.145
Total	1246.794



Reorganization No. 2018-08

N

Detachment/Annexation Areas

City of Compton

Compton Creek Mosquito Abatement District (CCMAD)

Greater LA County Vector Control District (GLACVCD)

0 0.25 0.5 1 Miles

November 18th 2026

Staff Report

November 18, 2026

Agenda Item No. 7.b.

Municipal Service Reviews (MSR) and Sphere of Influence (SOI) Update No. 2026-09 for the Cities of Pasadena and San Marino and consideration of the California Environmental Quality Act (CEQA) Exemption.

Executive Summary

The Commission periodically prepares Municipal Service Reviews (MSRs) and updates the Spheres of Influence (SOIs) for cities and special districts in Los Angeles County.

On August 13, 2025, and after consideration of staff's recommendation pursuant to an evaluation of proposals received from several consulting firms, the Commission awarded a contract to De Novo Planning Group (De Novo) to prepare the Draft MSR and SOI Update for the Cities of Pasadena and San Marino.

Staff recommends that the Commission conduct the required public hearing; adopt the Draft MSR and SOI Update for the Cities of Pasadena and San Marino dated October, 2026; amend the City of Pasadena SOI, and reconfirm the City of San Marino SOI, as recommended and in more detail in the Draft MSR; and approve the Resolution Making Determinations (RMD), which includes the relevant determinations for MSRs and SOI Updates, as well as the CEQA findings, consistent with State Law.

Drafts of the MSR and SOI Update, the RMD, the existing SOI Maps, and the Proposed SOI Maps are attached to this staff report. The City Review Draft MSR and SOI Update, dated September 2026, was provided to the two cities for review and comment on September 18, 2026. De Novo has revised the Draft MSR and SOI Update to reflect input from LAFCO staff and representatives of both cities. Legal counsel has reviewed the Draft MSR and RMD as to form.

Municipal Service Reviews

Pursuant to Government Code § 56430, and in order to prepare and to update a Sphere of Influence meeting the requirements of § 56425, "the Commission shall conduct a service review of the municipal services" in that particular geographic area and "consider and prepare a written statement of its determinations."

Some LAFCOs prepare MSRs for each city and special district in their region every five (5) years (generally, these are LAFCOs in counties with a very limited number of cities and special districts). Other LAFCOs do not prepare MSRs proactively; rather, when a city, special district, or petitioner wants to expand the boundaries of an SOI, the involved LAFCO requires that the applicant pay for the preparation of an MSR in advance of the SOI determination. Most LAFCOs take an intermediate approach, preparing MSRs for a select group of cities and special districts every five years. This is the approach LA LAFCO has utilized for more than a decade.

On April 9, 2025, the Commission approved the staff recommendation ("Round Four Municipal Service Reviews and Sphere of Influence Updates Draft Schedule"), which sets forth the schedule for preparing these documents for Fiscal Year 2025-26 through Fiscal Year 2029-30). Consistent with the action, and over this five-year period, staff plans to present Draft MSR and SOI Updates to the Commission for fifty-four (54) cities, twenty-six (26) special districts, and twenty-three (23) county sanitation districts.

This Draft MSR and SOI Update for the Cities of Pasadena and San Marino is one of several MSR and SOI Updates in FY 2025-26. The Commission previously adopted separate MSR and SOI Updates for three cities in the San Gabriel Valley (Claremont, La Verne, and San Dimas) and five cities on the west side (Gardena, Hawthorne, Inglewood, Lawndale, and Torrance). At today's meeting, the Commission is also considering the MSR and SOI Update for Sanitation Districts Nos. 14 and 20.

Spheres of Influence

Government Code §56076 defines an SOI as "a plan for the probable physical boundaries and services area of a local agency, as determined by the commission." Since 1971, LAFCOs have been required to develop and adopt a SOI for each city and special district.

Determining SOIs is central to the Commission's purpose. As stated in Government Code § 56425:

> "In order to carry out its purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local governmental agencies subject to the jurisdiction of the commission to advantageously provide for the present and future needs of the county and its communities, the commission shall develop and determine the Sphere of Influence of each city and special district, as defined by Section 56036, within the county and enact policies designed to promote the logical and orderly development of areas within the sphere."

Section 56425(g) further requires that the Commission review and update SOI's "every five years…as necessary." As noted previously, LA LAFCO prepares MSRs for a select group of cities and special districts every five years.

CITIES OF PASADENA AND SAN MARINO OVERVIEW

The MSR study area includes the City of Pasadena and the City of San Marino. Each of these communities is situated in the South Bay area of southwestern Los Angeles County. Each of these communities is situated in the San Gabriel Valley of eastern Los Angeles County. The MSR study map is Figure 3-1, page 17, located at the end of Chapter 3.

The two cities reviewed in this MSR are largely built out with limited vacant land. Growth is anticipated primarily from infill development, redevelopment, and increased residential densities, particularly near transit corridors and in areas identified in adopted Housing Elements and specific plans.

All the cities reviewed provide a range of municipal services either directly or through contracts with other public agencies and private companies, as summarized in Table 1 below. Each City operates its own municipal police department and fire department. In Pasadena, water service is provided primarily by the City of Pasadena while San Marino is served by primarily by California American Water, with a small eastern area of the City served by Sunny Slope Water Company. Wastewater collection is provided by each city, with treatment and disposal provided by the Los Angeles County Sanitation Districts. In Pasadena, the City provides solid waste collection for one- to four-unit residential properties, while multifamily (five or more units) residential and non-residential properties are served by City-licensed private haulers; the City of San Marino provides solid waste service through an exclusive agreement with Valley Vista Services. Mosquito and vector control services are provided by the San Gabriel Valley Mosquito and Vector Control District for Pasadena and by the Greater Los Angeles County Vector Control District for San Marino. No significant service or capacity concerns were identified.

Both cities have adopted balanced budgets in recent years; the City of Pasadena balanced its Fiscal Year (FY) 2025-26 budget with a one-time $2.2 million funding reduction, while the City of San Marino has drawn on reserves to fund capital improvements and other special purposes. From FY 2018-19 through FY 2023-24, expenditure growth outpaced revenue growth in both cities, with General Fund expenditures growing at an average annual rate of 7.9 percent in Pasadena and 6.5 percent in San Marino, compared to revenue growth of 6.3 percent and 4.7 percent, respectively. Both cities' five-year forecasts project structural shortfalls, beginning in FY 2025-26 for Pasadena and in FY 2026-27 for San Marino (approximately $597,000, growing to $1.17 million by FY 2029-30); San Marino's projections exclude Measure S, a one percent local sales tax approved by voters in June 2026 and projected to generate approximately $1.65 million annually. Both cities carry negative unrestricted net positions in their governmental activities due primarily to unfunded pension and other post-employment benefit obligations; these negative positions are a long-term caution and do not necessarily affect near-term budget conditions. Both cities currently meet or exceed their respective General Fund reserve policies, although Pasadena's reserves declined from 30.8 percent of expenditures in FY 2018-19 to 20.6 percent in FY 2023-24 and its forecasted shortfalls may draw down reserves further. Key fiscal concerns include rising pension obligations, the need for capital reinvestment in aging infrastructure, and potential revenue risks.

A disadvantaged unincorporated community (DUC) is adjacent to the SOI of the City of Pasadena, as shown in MSR Figure 4-1 (MSR page 63, located at the end of Chapter 4). There are no DUCs within the SOIs of either city.

Table 1: City, SOI Study Areas, and Area of Interests - Municipal Services and Tax Rate Characteristics

Location	General Government	Law Enforcement	Fire Protection	Water	Wastewater	Storm Drainage	Solid Waste / Waste Hauler	Library	Mosquito and Vector Control	School District	Utilities User Tax Rate	Sales and Use Tax Rate
City of Pasadena												
City of Pasadena	City of Pasadena	City of Pasadena	City of Pasadena	City of Pasadena (municipally-owned utility) - Pasadena Water and Power (PWP)	City of Pasadena (local collection) / LACSD (regional collection and treatment)	City of Pasadena	City of Pasadena (one to four unit residential) / City-licensed private haulers (multifamily (five and more units) residential and non-residential)	City of Pasadena	San Gabriel Valley Mosquito and Vector Control District	Elementary/ High: Pasadena USD (majority); La Cañada USD (northwestern portion)	8.28%	11.0%
SOI Study Area P-1 (East Pasadena)	Los Angeles County	LA Co Sheriff – Temple Station	CFPD: Station 5	City of Pasadena - PWP	LACSMD, LACSD	LACFCD	LA Co Public Works Residential and Commercial - San Gabriel Valley West Franchise Area[1]	LA Co Library	San Gabriel Valley Mosquito and Vector Control District	Elementary/ High: Pasadena USD	4.5%	10.25%
SOI Study Area P-2 (Northeast San Gabriel)	Los Angeles County	LA Co Sheriff – Temple Station	CFPD: Station 5	City of Pasadena - PWP	LACSMD, LACSD	LACFCD	LA Co Public Works Residential and Commercial - San Gabriel Valley West Franchise Area[1]	LA Co Library	San Gabriel Valley Mosquito and Vector Control District	Elementary/ High: Pasadena USD	4.5%	10.25%
SOI Area of Interest A (San Pasqual)	Los Angeles County	LA Co Sheriff – Temple Station	CFPD: Station 5	California American Water Company (majority); City of Pasadena – PWP (northwest portion)	City of Pasadena, LACSD	LACFCD	LA Co Public Works Residential - E. Pasadena / E. San Gabriel / E. Arcadia / Royal Oaks Franchise Area[2]; Commercial - San Gabriel Valley West Franchise Area[1]	LA Co Library	San Gabriel Valley Mosquito and Vector Control District	Elementary/ High: Pasadena USD (majority)	4.5%	10.25%
SOI Area of Interest B (island in western Altadena)	Los Angeles County	LA Co Sheriff – Altadena Station	CFPD: Station 12	City of Pasadena	LACSMD, LACSD	LACFCD	LA Co Public Works Residential – Altadena / Kinneloa Franchise Area; Commercial – Foothills Service Area	Altadena Library District	San Gabriel Valley Mosquito and Vector Control District	Elementary/ High: Pasadena USD (majority)	4.5%	10.25%
SOI Area of Interest C (East Pasadena/East San Gabriel)	Los Angeles County	LA Co Sheriff – Temple Station	CFPD: Station 5	City of Pasadena – PWP (majority); Sunny Slope Water Company (western portion)	LACSMD, LACSD	LACFCD	LA Co Public Works Residential - E. Pasadena / E. San Gabriel / E. Arcadia / Royal Oaks Franchise Area; Commercial - San Gabriel Valley West Franchise Area[1]	LA Co Library	San Gabriel Valley Mosquito and Vector Control District	Elementary/ High: Pasadena USD (majority); San Marino USD (southwest portion)	4.5%	10.25%

Location	General Government	Law Enforcement	Fire Protection	Water	Wastewater	Storm Drainage	Solid Waste / Waste Hauler	Library	Mosquito and Vector Control	School District	Utilities User Tax Rate	Sales and Use Tax Rate
City of San Marino												
City of San Marino	City of San Marino	City of San Marino	City of San Marino	City of San Marino / California American Water Company (majority of City); Sunny Slope Water Company (southeast area)	City of San Marino/ LACSD	City of San Marino	City / Valley Vista Services (exclusive agreement)	City of San Marino	Greater Los Angeles County Vector Control District	Elementary/ High: San Marino USD	5.0%	11.25%
SOI Study Area S-1 (East Pasadena/East San Gabriel)	Los Angeles County	LA Co Sheriff – Temple Station	CFPD: Station 5	California American Water Company (northern portion); Sunny Slope Water Company (central and southern portions)	LACSMD, LACSD	LACFCD	LA Co Public Works Residential and Commercial - San Gabriel Valley West Franchise Area[1]	LA Co Library	San Gabriel Valley Mosquito and Vector Control District	Elementary/ High: San Marino USD	4.5%	10.25%

[1] San Gabriel Valley West Franchise Area Residential and Commercial Waste Hauler: Ware Disposal
[2] E. Pasadena / E. San Gabriel / E. Arcadia / Royal Oaks Franchise Area Residential Waste Hauler: Burrtec Waste Industries
LACSD = Los Angeles County Sewer District LACFCD = Los Angeles County Flood Control District
CFPD = Consolidated Fire Protection District of the County of Los Angeles LA Co = Los Angeles County
Source: California Department of Tax and Fee Administration, 2026. California City & County Sales & Use Tax Rates (effective October 1, 2026). https://cdtfa.ca.gov/taxes-and-fees/rates.aspx. Accessed 10/26/2026.
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.**MSR Determinations**
Government Code §56430 requires the Commission to adopt the following seven (7) determinations when adopting an MSR:

1. Growth and population projections for the affected area;

2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence;

3. Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence;

4. Financial ability of agencies to provide services;

5. Status of, and opportunities for, shared facilities;

6. Accountability for community service needs, including governmental structure and operational efficiencies; and

7. Any other matter related to effective or efficient service delivery, as required by commission policy.

Staff has provided draft MSR determinations in Section 4 of the attached RMD.

SOI Determinations
Government Code §56425 requires the Commission to adopt the following five (5) determinations when adopting or amending an SOI:

1. The present and planned land uses in the area, including agricultural and open-space lands;

2. The present and probable need for public facilities and services in the area;

3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide;

4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency; and

5. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

Staff has provided draft SOI determinations in Section 5 of the of the attached RMD.

Sphere of Influence Recommendations

Staff recommends that the Commission **amend the existing SOI for the City of Pasadena to reflect the following amendments,** and as shown on the "Proposed SOI Map for the City of Pasadena," attached (as shown in Figure 4-11 on Page 63 of the MSR):

1. **Add Area of Interest A:** This proposed amendment, of approximately 163.8 acres, is an unincorporated island (San Pasqual) that is bordered by the City of Pasadena to the north, east, and west and by the City of San Marino to the south. The City provides extraterritorial sewer service to San Pasqual, and the area is within the boundaries of the Pasadena Unified School District (PUSD).

2. **Add Area of Interest B:** This proposed amendment—located east of the part of the City that extends northward along Arroyo Seco and includes the parcels along Lehigh Street, W. Kent Street, and W. Shelly Street—is substantially surrounded by the City of Pasadena. This area is connected to the City via Windsor Avenue. The City provides extraterritorial sewer service to San Pasqual, and the area is within the boundaries of the PUSD.

Staff recommends that the Commission **retain the existing SOI for the City of San Marino,** as shown on the "Proposed SOI Map for the City of San Marino," attached (as shown in Figure 5-1 on Page 97 of the MSR).

The MSR, additionally, proposes some very modest changes to SOI boundaries (near the Eaton Wash, southeasterly of the City of Pasadena, and easterly of the City of San Marino). Based upon staff's review, and a site visit to review the existing homes and boundaries, staff has determined that the proposed changes are unwarranted.

California Environmental Quality Act (CEQA) Clearance

As noted on Page 2 of the attached RMD, the MSR and SOI Update for the Cities of Pasadena and San Marino is exempt from the provisions of CEQA under the commonsense exemption in 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility that the recommended MSR and SOI Update for the Cities of Pasadena and San Marino will have a significant effect on the environment. In the alternative, the MSR and SOI Update are not a project for purposes of CEQA because they are an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment and therefore is excluded from the definition of a project, pursuant to Section 15378(b) of the State CEQA Guidelines.

Required Public Hearing Notice; Stakeholder Outreach

The Executive Officer set November 18, 2026, as the hearing date on this MSR/SOI Update and gave the required notice of public hearing pursuant to Government Code § 56427. Notice of the public hearing for the proposed Sphere of Influence Update (including potential amendments to

the City of Pasadena SOI and the City of San Marino SOI) was given pursuant to Government Code §§ 56150-56160. LAFCO is required to provide notice of the public hearing "in one or more newspapers of general circulation within each affected county, affected city, or affected district," pursuant to Government Code § 56153, and notice "shall be commenced at least 21 days prior to the date specified in the notice for the public hearing," pursuant to Government Code § 56154. Staff published a hearing notice in the Daily Commerce on Wednesday, September 16 2026. The publication in the Daily Commerce satisfied all legal requirements for public hearing notice pursuant to State Law.
LAFCO's consultant (De Novo) worked closely with representatives of both cities during the drafting of the MSR and SOI Update. This included virtual meetings, as well as emails and telephone calls concerning issues specific to each city. Prior to finalizing this Draft MSR and SOI Update, De Novo provided a draft of each city's MSR and SOI Update to city representatives, as well as a copy to LAFCO staff. This final Draft MSR and SOI Update reflects input received from city and staff representatives.

RECOMMENDED ACTION:
In consideration of information gathered and evaluated for the MSR and SOI Update for the Cities of Pasadena and San Marino, staff recommends that the Commission:

1. Open the public hearing and receive testimony on the Draft MSR and SOI Update;

2. There being no further testimony, close the public hearing;

3. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving MSR No. 2026-09, the Municipal Service Review and Sphere of Influence Update for the Cities of Pasadena and San Marino;

4. Adopt and approve the October, 2026 draft Municipal Service Review and Sphere of Influence Update for the Cities of Pasadena and San Marino;

5. Adopt the recommended determinations required for the Municipal Service Review, as recommended in the Draft MSR and SOI Update and in the Draft Resolution Making Determinations (RMD), pursuant to Government Code § 56430;

6. Adopt the recommended determinations required for the proposed Sphere of Influence Updates (amendments) for the Cities of Pasadena and San Marino, as recommended in the Draft MSR and SOI Update and in the Draft RMD, pursuant to Government Code § 56425;

7. Adopt the Proposed SOI Maps for the Cities of Pasadena and San Marino, attached to this staff report and incorporated herein by reference;

8. Direct the Executive Officer to transmit copies of the Resolution Making Determinations as provided in Government Code § 56882; and

9. Direct the Executive Officer to post the MSR and SOI Update to the LAFCO website; and to update LAFCO's respective SOI Maps for the Cities of Pasadena and San Marino on the LAFCO website.

EXHIBITS:

- Draft Resolution Making Determinations (RMD);
- Draft Municipal Service Review and Sphere of Influence Update for the Cities of Pasadena and San Marino, dated October, 2026;
- Existing Sphere of Influence Map for the City of Pasadena; and
- Proposed Sphere of Influence Map for the City of Pasadena; and
- Existing Sphere of Influence Map for the City of San Marino.
- Proposed Sphere of Influence Map for the City of San Marino.

0mRESOLUTION NO. 2026-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES MAKING DETERMINATIONS ADOPTING THE "MUNICIPAL SERVICE REVIEW (MSR) AND SPHERE OF INFLUENCE (SOI) UPDATE NO. 2026-09 FOR THE CITIES OF PASADENA AND SAN MARINO "

WHEREAS, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), provides that a Local Agency Formation Commission (LAFCO) shall develop and determine a Sphere of Influence (SOI) for each special district (Government Code Section 56425(a)) and that every five (5) years thereafter, the Commission shall, as necessary, review and update each SOI (Government Code Section 56425(g)); and

WHEREAS, the SOI is the primary planning tool for LAFCO, and it defines the probable physical boundaries and service area of a local agency, as determined by LAFCO; and

WHEREAS, Section 56430 requires that, in order to prepare and to update Spheres of Influence, the Commission shall conduct a Municipal Service Review (MSR) prior to, or in conjunction with, action to update or adopt an SOI; and

WHEREAS, the Commission has undertaken the MSR and SOI Update for the Cities of Pasadena and San Marino; and

WHEREAS, this proposed MSR and SOI Update consists of inhabited territory and is assigned the following short-form designation: "MSR No. 2026-09—Municipal Service Review and Sphere of Influence Update for the Cities of Pasadena and San Marino;" and

WHEREAS, the Executive Officer has submitted to the Commission "MSR No.

2026-09—Municipal Service Review and Sphere of Influence Update for the Cities of Cities of Pasadena and San Marino, dated October, 2026, as prepared by De Novo Planning Group and recommended by LAFCO staff, and which includes recommendations to amend the SOI for the City of Pasadena and to reconfirm the SOI for the City of San Marino; and

WHEREAS, the MSR and SOI Update for the Cities of Pasadena and San Marino is exempt from the provisions of CEQA under the commonsense exemption in 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility that the recommended MSR and SOI Update for the Cities of Pasadena and San Marino will have a significant effect on the environment; and in the alternative, the MSR and SOI Update are not a project for purposes of CEQA because they are an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment and therefore is excluded from the definition of a project, pursuant to Section 15378(b) of the State CEQA Guidelines; and

WHEREAS, staff shared a Draft MSR with representatives of the Cities of Pasadena and San Marino, and the Draft MSR reflects input provided by these City representatives; and

WHEREAS, staff has prepared draft Municipal Service Review determinations required by Government Code §56430 for the Cities of Pasadena and San Marino, which are provided in this resolution;

WHEREAS, LAFCOs are required to adopt an SOI for each city and special district, and to review and update SOI's "every five years, as necessary," pursuant to

Government Code § 56425, and in so doing, adopt corresponding determinations; and

WHEREAS, maps of the existing SOIs for the Cities of Pasadena and San Marino are found in the MSR and SOI Update, and are hereby incorporated herein by reference; and

WHEREAS, staff has prepared draft Sphere of Influence determinations, required by Government Code § 56425 for the Cities of Pasadena and San Marinos, which are provided in this resolution; and

WHEREAS, the Executive Officer set November 18, 2026, as the hearing date on this MSR and SOI update, and gave notice of the public hearing pursuant to Government Code Section 56427, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on Wednesday, September 16, 2026; and

WHEREAS, on November 18, 2026, 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, based upon staff review and the feasibility of governmental reorganization identified in Section 56425(h), staff has determined that any such reorganizations will not further the goals of orderly development and affordable service delivery, and therefore does not recommend reorganization of the November 18, 2026; and

WHEREAS, the proposed action consists of the adoption of the Municipal Service Review and Sphere of Influence Update for the Cities of Pasadena and San Marino;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The affected territory is inhabited, and it is assigned the following short-form designation: “MSR No. 2026-09—Municipal Service Review and Sphere of Influence Update of the Cities of Pasadena and San Marino.”
2. The Commission finds that MSR No. 2026-09—Municipal Service Review and Sphere of Influence Update for the Cities Pasadena and San Marino —is exempt from the provisions of the California Environmental Quality Act ("CEQA") because it can be seen with certainty that there is no possibility that the Municipal Service Review and Sphere of Influence Update of the Cities of Pasadena and San Marino will have a significant effect on the environment pursuant to State CEQA Guidelines Section 15061(b)(3). In the alternative, the Municipal Service Review and Sphere of Influence Update of the Cities of Pasadena and San Marino is not a project for the purposes of CEQA because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment and therefore is excluded from the definition of a project, pursuant to Section 15378(b) of the State CEQA Guidelines.
3. The Commission adopts the Municipal Service Review and Sphere of Influence Update for the Cities of Pasadena and San Marino, dated October, 2026, as

prepared by De Novo Planning Group and recommended by LAFCO staff.

4. Consistent with Government Code §56430, the Commission hereby adopts the following Municipal Service Review determinations:

City of Pasadena

Population Projections and Growth:

The City of Pasadena has experienced steady but modest growth, increasing from 133,936 residents in 2000 to 140,631 in 2025 (a 1.4 percent increase between 2020 and 2025), with housing units increasing from 54,132 to 63,960, a 3.8 percent increase, over the same period. SCAG's 2024 Demographics and Growth Forecast projects the City's population to reach approximately 143,700 by 2035 and 145,200 by 2050, with housing units growing to 66,900 and jobs to 144,200 by 2050. The City's 2015 General Plan establishes a theoretical buildout of 163,411 residents, 71,953 housing units, and 151,671 jobs. For the 6th Cycle Regional Housing Needs Allocation (2021-2029), SCAG allocated Pasadena 9,429 units, and the City's adopted 2021-2029 Housing Element demonstrates capacity to accommodate this allocation within existing zoning, primarily through mixed-use and transit-oriented development. While Pasadena is a largely built-out and infill-dependent city, the City’s General Plan, including the Housing Element, identifies opportunities for development which are supported by the State’s housing streamlining provisions and the City’s RHNA obligations, which may increase population growth and associated demand for services compared to the growth trends occurring from 2000 to 2025 and may exceed SCAG’s projected growth. The City's General Plan does not contemplate SOI annexation, and no growth is separately projected for the SOI study areas.

Disadvantaged Unincorporated Communities in or Contiguous to SOI:

The City has one identified DUC in the vicinity of its SOI, Census Tract/Block Group 060374613003 (approximately 90.4 acres), which is located in Altadena generally between N. Oxford Avenue and Pepper Drive and is by Oakwood Street (the portion of the DUC west of Allen Avenue) and New York Drive (portion of DUC east of Allen Avenue) to the north and the City of Pasadena to the south and west. The DUC is a residential community, with a mixture of single-family residential homes, small-scale multifamily buildings, several apartment complexes with approximately 20 to 60 units, and several institutional uses. DUC designations were based on 2016-2020 American Community Survey data (median household income below $62,939). No other DUCs were identified within or contiguous to the City's SOI.

Present and Planned Capacity of Public Facilities:

The City's public facilities and services are generally adequate to meet present demand, though the City has identified aging infrastructure and capital funding needs. The FY 2026-2030 Capital Improvement Program totals approximately $2.49 billion and identifies an approximately $1.1 billion funding shortfall over the five-year period – approximately $734 million of the shortfall is proposed to be programmed for FYs 2027 through 2029, with the remaining $409 million proposed for FY 2030 and beyond. The net value of depreciable capital assets is approximately 50 percent of total depreciable asset value, and recent additions appear to lag depreciation, indicating that capital reinvestment is not fully keeping pace with asset aging.

Fire protection is provided from eight stations (ISO Class 1); the Fire Department's 10-Year Plan identifies needs for additional personnel, apparatus, a ninth station, and station replacements, with fire-facility funding identified as a challenge lacking a dedicated funding source.

Pasadena Water and Power projects adequate water supplies through 2040 under all hydrologic conditions and is pursuing supply-enhancement and infrastructure projects. Local wastewater is collected by the City and treated at the Los Angeles County Sanitation Districts' San Jose Creek Water Reclamation Plant (100 MGD design capacity), which retains substantial remaining capacity; regional flows have declined due to conservation, and no capacity constraints affecting Pasadena are anticipated over the planning horizon, although long-term regional demand should continue to be monitored in the context of RHNA allocations and State streamlining laws.

The one DUC adjacent to the City and its SOI receives fire protection and emergency medical services from the CFPD (Battalion 4, Stations 11 and 66), water from Pasadena Water and Power, and sewer service from LACSMD (collection) and LACSD No. 17 (regional collection and treatment). This DUC is located in Altadena, which was significantly impacted by the Eaton Fire in 2025, which burned approximately 14,000 acres, killing 19 people and destroying more than 9,400 structures. Based on aerial photos of this area, it appears that the DUC borders the Eaton Fire impact area but the structures and facilities within the DUC were generally not destroyed or lost to the fire. This DUC in the SOI vicinity has no known service deficiencies related to sewers, water, or fire protection. While this DUC has no known existing service deficiencies, the CFPD Fire District Facilities Master Plan published in October 2020 identifies that Station 11 is projected to have capacity

stresses in 2040 and indicates that replacement of Battalion 4's Station 12, which is over 95 years old, is in fair condition, and undersized, will relieve the projected stressed units at Station 11. The CFPD Fire District Facilities Master Plan does not identify the need for any improvements or capacity increases for Station 66.

Financial Ability to Provide Services:

The City currently has the financial ability to provide services but faces near- and long-term fiscal pressures. From FY 2018-19 through FY 2023-24, General Fund expenditures grew at a high average rate of 7.9 percent, outpacing revenue growth of 6.3 percent, and the City's five-year forecast anticipates annual structural shortfalls driven in part by rising unfunded pension liabilities. The City balanced its FY 2025-26 budget with a one-time $2.2 million reduction. The City maintains strong credit ratings (AAA from S&P and AA+ from Fitch) and Tier 1 (15 percent) and Tier 2 (5 percent) General Fund reserve goals, which it currently meets; the reserve indicator declined from 30.8 percent in FY 2018-19 to 20.6 percent in FY 2023-24. The City's General Fund reserve goal is consistent with the GFOA recommendation for reserves equal to or exceeding two months of expenditures, or about 16.7 percent. Voter-approved revenue measures include Measure I (0.75 percent transactions and use tax generating approximately $32.2 million in FY 2025-26, with no sunset), a library parcel tax (Measure L), and a 2024 general obligation bond (Measure PL, $195 million) for the Central Library seismic retrofit. Significant risks include the potential loss of more than $50 million in annual federal funding and the absence of a dedicated funding source for fire-facility needs. The City is taking steps to reduce pension and OPEB liabilities, including Section 115 trusts and consideration of a

CalPERS Fresh Start, which would consolidate individual unfunded liability components into a single amount over a new amortization term, which simplifies and stabilizes payments and can result in interest savings by reducing the amortization period. Reducing unfunded liabilities will increase funds available for public services and infrastructure and will reduce borrowing costs and exposure to adverse investment conditions.

Opportunities for Shared Facilities:

The City participates extensively in shared facilities and services through joint powers authorities and interagency agreements, including the San Gabriel Valley Council of Governments, the Verdugo Fire Communications Center, the Arroyo Verdugo Communities JPA, the Burbank-Glendale-Pasadena Airport Authority, the Burbank-Glendale-Pasadena Regional Housing Trust, the Southern California Public Power Authority (joint power procurement), Foothill Transit, the Foothill Employment and Training Consortium, the Interagency Communications Interoperability System (shared digital radio with Glendale and Burbank), and the Raymond Basin Management Board. The City shares facilities with the Pasadena Unified School District under joint-use agreements, purchases recycled-water capacity from the City of Glendale's Los Angeles-Glendale Water Reclamation Plant, and contracts with Pasadena Humane for animal services (also serving adjacent unincorporated areas) and with Los Angeles County for various general services. These arrangements provide economies of scale and avoid duplicative facilities. No significant barriers to shared services were identified; additional opportunities may exist for expanded joint use of school and regional facilities. No additional opportunities for shared facilities have been identified.

Accountability for Community Service Needs:

Government Structure: The City of Pasadena is a charter city with a Council-Manager form of government. Seven City Council members are elected by district to four-year terms, and the Mayor is elected at-large. The City Council appoints the City Manager, City Clerk, and City Attorney/City Prosecutor and is supported by numerous boards and commissions.

Management Efficiencies: The City has not prepared recent management or efficiency studies but uses its annual budget's departmental performance objectives to assess service delivery. The City manages a five-year Capital Improvement Program and produces its Annual Comprehensive Financial Reports in a timely manner, typically within six months of fiscal year-end; audit issues over the past five years have been resolved, with the exception of one FY 2023-24 item that is being addressed.

Local Accountability and Governance: The City demonstrates accountability and transparency through posting agendas, staff reports, and minutes; streaming meetings online; maintaining an active social media presence; publishing newsletters; and providing multiple complaint and service-request channels, including the Pasadena City Service Center and GO-REQUEST system. The City notices and conducts its meetings in compliance with the Brown Act and cooperated fully with this MSR.

Any Other Matter Related to Effective or Efficient Service Delivery as Required by Commission Policy:

The City revised its General Plan Land Use Map in September 2026 to reflect the SOI boundary consistent with the LAFCO-adopted SOI. This MSR identifies for future consideration whether the official SOI established by LAFCO should be modified. The SOI appears to divide several parcels along the western boundary of Study Area P-2 near Eaton Wash (areas considered for modification are discussed in the Sphere of Influence Recommendation in Section 5, below).

Extraterritorial water and sewer service provided by the City to adjacent cities and to adjacent unincorporated areas should be documented through identification of terms of the number and location of extraterritorial connections in the City's Water System & Resources Plan, Master Sewer Plan, and Sewer System Management Plan. No other matters affecting effective or efficient service delivery were identified. Available information reviewed for this MSR indicates that extraterritorial areas receiving water service and/or sewer service from the City have received these extraterritorial services since prior to 2001. It is noted that the City is required to request and receive written approval from LAFCO prior to providing any new or extended services by contract or agreement outside of its jurisdictional boundary, and as of January 1, 2001, pursuant to the Cortese-Knox-Hertzberg Act as set forth in Government Code §56133.

The unincorporated community of Altadena borders the City to the north. Altadena was significantly impacted by the Eaton Fire in January 2025, which burned approximately 14,000 acres, killing 19 people

and destroying more than 9,400 structures. Altadena is not recommended for inclusion in Pasadena's SOI at this time.

Altadena, with a population of 42,846 at the time of the U.S. Census 2020, is a large community with a distinct identity. It receives localized governance services through the County of Los Angeles, including but not limited to general government, law enforcement (Los Angeles County Sheriff's Department Altadena Station), fire protection and emergency medical services (CFPD Stations 11, 12, and 66), wastewater collection and treatment (LACSMD and LACSD No. 17), as well as special districts, including the Altadena Library District. Water service is fragmented with services provided by Pasadena Water and Power (municipally-owned utility) and other utilities, including Kinneloa Irrigation District (special district), Las Flores Water Company, Lincoln Avenue Water Company, and Rubio Cañon Land and Water Association, which receive water from Foothill Municipal Water District (special district).

Geographically and demographically, adding Altadena to Pasadena's SOI would expand the City's population and service base by nearly 30 percent. This scaling would place an operational strain on Pasadena. Resolving services with the multiple service providers currently serving Altadena would generate significant structural overlap and duplication of services, resulting in the need to streamline or consolidate services. Pasadena's Fire Department is currently addressing funding for station renovations and the construction of a ninth fire station to fix local coverage gaps within its service area that would likely be stressed by considering absorbing Altadena's service population. The inclusion of Altadena would affect the City's ability to provide improvements

necessary to improve response times for future wildfires. Further, the need for extensive infrastructure and facility restoration to address damage caused by the Eaton Fire could have an adverse effect on Pasadena's fiscal solvency and credit rating.

While Pasadena has annexed portions of Altadena, historical information indicates that multiple annexation efforts by Pasadena, 47 efforts identified through 2025, were contentious and some defeated. A 2021 article regarding annexation and incorporation attempts indicated Altadena voters resisted incorporation, defeating incorporation measures in 1957 and 1965. Anecdotal information also indicates that Altadena was given its own Sphere of Influence by the Los Angeles County Board of Supervisors in the 1980s; while unincorporated communities are not given SOIs, the Altadena Library District, which is bordered by Pasadena to the south and west, does have a coterminous SOI that was reconfirmed in 2012. This history of friction over annexations and incorporation would need to be addressed and overcome to support unified municipal governance for the entire community of Altadena.

City of San Marino

Population Projections and Growth:

The City of San Marino is a fully built-out community with a stable-to-declining population. Population peaked at 13,147 in 2010 and declined to 12,330 by 2025 (a 1.5 percent decrease from 2020), while housing units increased modestly from 4,437 in 2000 to 4,588 in 2025. SCAG's 2024 forecast projects minimal change through 2050 (approximately 12,700 residents and 4,300 housing units). For the 6th

Cycle Regional Housing Needs Allocation (2021-2029), SCAG allocated San Marino 397 units.

The City's General Plan does not establish any growth or buildout projections. The City adopted a 2021-2029 Housing Element demonstrating capacity to accommodate the RHNA through a new Multi-Family Residential zone, redevelopment of underutilized institutional and commercial sites, and accessory dwelling units. The City's first multifamily projects - Scholars Grove (33 units) and the City-initiated Stoneman site (a minimum of 49 units) are advancing and may shift the City from a declining population trend to stabilization or slight growth. It is expected that various changes to State law that streamline housing approvals as well as the City's identification of housing sites to accommodate its 6th Cycle RHNA may result in an increase in population growth and associated demand for services compared to the growth trends occurring from 2000 to 2025 and may exceed SCAG's projected growth. As the SOI is within built-out unincorporated territory, no separate growth is projected for it.

Disadvantaged Unincorporated Communities in or Contiguous to SOI:

There are no DUCs within the City of San Marino's SOI or in the unincorporated areas adjacent to the City.

Present and Planned Capacity of Public Facilities:

The City's present and planned facilities are adequate to meet the community's needs. Fire protection and emergency medical services are provided from the City's single fire station, with all firefighters also licensed paramedics, supported by the regional Verdugo automatic-aid system and shared command with neighboring cities; law enforcement

is provided at approximately 2.3 sworn officers per 1,000 residents. Water is provided by California American Water and Sunny Slope Water Company, both of which project adequate supplies to meet demand under all hydrologic conditions through their planning horizons. Local wastewater is collected by the City and treated at the LACSD's San Jose Creek Water Reclamation Plant, which retains substantial remaining capacity. The City's 2019 Condition Assessment identified approximately 13.3 miles of pipe requiring lining, limited pipe replacement, manhole and flush-tank rehabilitation, and the absence of standby pumps at two of three pump stations; these needs are being addressed through a multi-year Capital Improvement Program and a Lift Station Improvement Project, supported by a dedicated sewer service charge adopted effective July 1, 2025.

There are no DUCs within or contiguous to the SOI, and no service deficiencies related to sewers, water, or fire protection were identified for any such community.

Financial Ability to Provide Services:

The City has adopted balanced budgets in recent years but faces structural fiscal pressures and has drawn on reserves to fund capital improvements. From FY 2018-19 through FY 2023-24, General Fund expenditures grew at an average of 6.5 percent, exceeding revenue growth of 4.7 percent, and the City's five-year forecast projects deficits beginning at approximately $597,000 in FY 2026-27 and growing to approximately $1.17 million by FY 2029-30. The City's forecast assumes continuation of its Utility Users Tax (expiring March 31, 2027) and Public Safety Parcel Tax (expiring FY 2028-29); loss of

these voter-approved taxes would reduce General Fund revenues by approximately 17 percent. Measure U, on the November 3, 2026 ballot, proposes renewal of the Utility Users Tax. Voters approved Measure S, a one percent local sales tax, in June 2026, anticipated to raise approximately $1.65 million annually. The City maintains a General Fund reserve goal of approximately 40 percent of revenues, which it currently exceeds. No credit ratings for the City were identified. The City's depreciable capital assets retain approximately 46 percent of their value, and the City is shifting toward non-General Fund support for its capital program while paying the minimum required CalPERS contributions. The City's long-term unfunded pension ($44.3 million) and OPEB liabilities ($6.8 million) contribute to a negative governmental activities unrestricted net position. The City's pension trust and OPEB trust maintain $1.7 million and $900,000 in assets, respectively. The City's financial policies do not allow for the use of pension obligation bonds to pay down unfunded liabilities.

Opportunities for Shared Facilities:

The City participates in regional coordination and shared services/ facilities agreements to deliver services efficiently. It contracts with the Verdugo Fire Communications Center (owned by the Cities of Burbank, Glendale, and Pasadena) for fire and EMS dispatch, participates in the Verdugo unified automatic-aid response among 13 agencies, and shares Division Chief (Battalion Chief) command with the City of South Pasadena. The City is a member of the San Gabriel Valley Council of Governments (including regional coyote-management and homelessness initiatives), contracts with Pasadena Humane for animal services, and maintains a mutual-aid and rescue-ambulance agreement with the Los Angeles County Fire Department. Wastewater collected by

the City is conveyed to LACSD's regional treatment facilities. These arrangements avoid duplicative facilities and provide economies of scale. No significant barriers to shared services were identified; opportunities may exist for shared facilities with the San Marino Unified School District, as well as additional shared or consolidated service arrangements with neighboring cities given the City's small size. There are no additional opportunities for shared facilities identified in this MSR.

Accountability for Community Service Needs:

Government Structure: The City of San Marino is a general law city with a Council-Manager form of government. Five City Council members are elected at-large to four-year terms and serve without compensation; the Council selects one member to serve as Mayor. The Council appoints the City Manager, City Clerk, City Treasurer, and City Attorney (a contract position) and is supported by several boards and commissions.

Management Efficiencies: The City has not prepared recent management or efficiency studies but uses departmental budget objectives to assess service delivery, and reduced staffing in FY 2025-26 consistent with operational trends. The City produces its Annual Comprehensive Financial Reports in a timely manner, typically within four to five months of fiscal year-end, and received a clean audit opinion with no material weaknesses for the sixth consecutive year in FY 2023-24.

Local Accountability and Governance: The City demonstrates accountability and transparency through

posting agendas, staff reports, and minutes; streaming meetings online and via its YouTube channel; maintaining an active social media presence; distributing a weekly electronic newsletter; and providing complaint and service-request channels through its Report a Concern portal and the GoGov app. The City notices and conducts its meetings in compliance with the Brown Act and cooperated with this MSR.

Any Other Matter Related to Effective or Efficient Service Delivery as Required by Commission Policy:

The City's General Plan Land Use Element recommends reviewing an unincorporated island for possible annexation. San Marino's SOI appears to split existing neighborhoods and several parcels along the eastern SOI boundary. No other matters affecting effective or efficient service delivery were identified.

5. Consistent with Government Code §56425, the Commission hereby adopts the following Sphere of Influence determinations:

City of Pasadena

Present and Planned Land Uses

The City of Pasadena is a largely built-out community with a diverse mix of residential, commercial, institutional, and open-space uses. Based on Los Angeles County assessor data (July 2025), assessed land uses within the City total approximately 11,955.7 acres, comprising 65,927 dwelling units and approximately 134.9 million square feet of building area. Residential uses predominate, with single-family residential (6,024.9 acres; 31,568 units) and multi-family residential (1,113.1 acres; 27,019 units) accounting for the largest shares. Non-residential assessed uses include government (2,140.4 acres),

commercial (1,002.6 acres; approximately 39.1 million square feet), institutional (637.3 acres), recreational (503.1 acres), and industrial (156.4 acres). Only 0.3 acres of irrigated farm use is assessed within the City, and there are no significant agricultural lands.

The City of Pasadena's General Plan Land Use Element establishes a long-term framework for the City's growth, applying a range of residential, commercial, mixed-use, institutional, open space, and right-of-way designations throughout the City (per Table 4-4). Residential designations span the spectrum from Low Density Residential—the City's single largest designation at roughly 5,450 acres, reflecting Pasadena's established single-family neighborhoods—through Low-Medium, Medium, Medium-High, and High Density Residential and Urban Housing, providing for transit-oriented multifamily development. A tiered set of mixed-use designations (Low, Low-Medium, Medium, and High Mixed Use, together totaling roughly 890 acres) supports pedestrian-oriented commercial and residential development along the City's major corridors, complemented by Low and Medium Commercial designations. Institutional lands (approximately 885 acres) reflect the City's substantial civic, educational, and healthcare campus presence, while R&D Flex Space (approximately 151 acres) accommodates Pasadena's technology and research employment base. The Open Space designation totals approximately 2,417.0 acres, reflecting the Arroyo Seco, hillside, and regional park and natural resource lands. Right-of-Way accounts for approximately 3,072 acres of the City's total land area.

Pasadena's LAFCO-adopted SOI, shown on Figure 4-1 at the end of MSR Chapter 4, is a larger-than-city SOI of approximately 390 acres

encompassing two study areas (P-1 and P-2) within the unincorporated community of East Pasadena. Assessed land uses within the SOI total approximately 305.8 acres, with 1,260 units and approximately 2.6 million square feet of building area, and are predominantly single-family residential (243.7 acres; 766 units), with limited commercial (26.0 acres), multi-family (14.9 acres), industrial, and miscellaneous uses. The City's General Plan designates the SOI area primarily Low Density Residential (271.3 acres), Medium Mixed Use (47.2 acres), and Right-of-Way (71.2 acres). There are no agricultural or open-space designations within the SOI. The SOI reflected in the City's General Plan was revised in September 2026 to be consistent with the official SOI boundary adopted by LAFCO.

Present and Probable Need for Public Facilities and Services:

There is an existing and continued need for the full range of municipal services within the City and its SOI. The City directly provides general government (City Manager, City Clerk, City Treasurer, City Attorney, Department of Finance, Human Resources Department), law enforcement (Pasadena Police Department), fire protection and emergency medical services (Pasadena Fire Department), potable water and electricity (Pasadena Water and Power), local wastewater collection, stormwater management, residential (one-to-four-unit) solid waste, and streets (Department of Public Works, parks and recreation (Parks, Recreation, and Community Services Department), library (Pasadena Public Library), public health (Department of Public Health), and housing (Department of Housing) services. Other services are provided by outside agencies or under contract, including wastewater treatment (Los Angeles County Sanitation Districts Nos. 15, 16, and 17), natural gas (SoCalGas), recycled water (City of Glendale), animal

care and control (Pasadena Humane), vector control (San Gabriel Valley Mosquito and Vector Control District), and multifamily and non-residential solid waste (City-licensed franchise haulers).

In the SOI, services are provided primarily by Los Angeles County, including general government services (Los Angeles County), law enforcement (Los Angeles County Sheriff – Temple Station), fire protection and emergency medical services (County of Los Angeles Consolidated Fire Protection District (CPFD) Station 5), wastewater (Los Angeles County Sewer Maintenance District (LACSMD) and LACSD), library (Los Angeles County Library), with potable water provided by the City (Pasadena Water and Power).

There will be a continued need for these services and related infrastructure based on existing demand as well as anticipated growth-related demand within the City limits and associated with any annexations. Annexation of SOI areas would not require creation of new service infrastructure but would require negotiation of property tax sharing and service responsibilities.

Present Capacity of Public Facilities and Services:

The City's public facilities and services are generally adequate to meet current demand, with identified needs addressed through the City's Capital Improvement Program and long-range service plans. The Pasadena Fire Department maintains an ISO Class 1 rating and operates eight stations; its adopted 10-Year Operational and Organizational Plan identifies the need for additional personnel, apparatus, a ninth station, and station replacements to address a

growing and aging population, increased development, and heightened wildfire risk. The City indicated that it meets its Fire Department response time benchmarks in most areas, but several service gaps in the City, particularly northeast of Station 36 and south of Station 31, result in increased overall response times and affect the City's ability to meet the response goals. Pasadena Water and Power's 2020 Urban Water Management Plan concludes that water supplies are sufficient to meet demand under normal, single-dry-year, and multiple-dry-year conditions through the 2040 planning horizon, with projected surpluses, and identifies supply-enhancement projects to further strengthen local reliability. Local wastewater is collected by the City and treated at the Los Angeles County Sanitation Districts' San Jose Creek Water Reclamation Plant (100 MGD design capacity), which retains substantial remaining capacity; given the City's built-out character and modest projected growth, wastewater flows are not expected to create capacity constraints over the planning horizon. The City maintains its sewer system under a Sewer System Management Plan and funds ongoing rehabilitation through its Capital Improvement Program.
The City provides approximately 4.43 acres of parks and open space per 1,000 residents. Facility and infrastructure needs, including aging infrastructure, are addressed through annual updates to the City's multi-year Capital Improvement Program, currently addressing FYs 2026 through 2030.

Social or Economic Communities of Interest

Pasadena functions as a regional employment, retail, educational, healthcare, and cultural center for the western San Gabriel Valley, anchored by major research, technology, aerospace, and educational

institutions, including the California Institute of Technology (Caltech), Pasadena City College, and ArtCenter College of Design; life sciences sector, including Huntington Hospital/Huntington Medical Research Institutes, and Kaiser Permanente School of Medicine; and cultural and entertainment venues and events, including the Rose Bowl Stadium, Tournament of Roses Parade, Norton Simon Museum, Pasadena Playhouse, and Old Town Pasadena. Regionally, these research, technology, and life sciences sectors are further supported by the National Aeronautics and Space Administration's Jet Propulsion Laboratory (JPL), which is managed by Caltech, in La Cañada Flintridge, and the Huntington Library and Gardens in San Marino.

Disadvantaged Unincorporated Community Present and Planned Need for Facilities and Services

The City of Pasadena provides potable water, structural fire protection, and wastewater collection services. Accordingly, there is no present or probable need for public facilities or services related to sewers, municipal and industrial water, or structural fire protection for DUCs within the City's existing SOI. One DUC has been identified adjacent to the City's SOI - Census Tract/Block Group 060374613003 (approximately 90.4 acres); however, this DUC is not within the existing SOI (the DUC was addressed in Section 4, Municipal Services Determinations).

City of San Marino

Present and Planned Land Uses:

The City of San Marino is a fully built-out, low-density residential community. Los Angeles County assessor data (July 2025) identifies 1,895.2 acres of assessed land uses within the City, including 4,520

dwelling units and approximately 14.6 million square feet of building area. Single-family residential is the dominant assessed use (1,519.3 acres; 4,479 units; over 13.4 million square feet), consistent with the City's established character. Government uses (317.8 acres) form the second-largest category, reflecting The Huntington campus (library and gardens) and City and school district public facilities, followed by commercial (33.0 acres), institutional (14.8 acres), and small amounts of multi-family residential, recreational, miscellaneous, and industrial use. There are no agricultural uses or open space designated land uses within the City.

Under the City's General Plan (comprehensively adopted 2003, with a Land Use Map most recently revised in March 2025), the predominant designations are Very Low Density Residential (884.2 acres), Low Density Residential (461.4 acres), and Estate Residential (264.4 acres), with Historical and Cultural (212.1 acres) and Parks and Recreation (49.1 acres) designations providing the City's principal institutional and park lands. The General Plan does not designate any agricultural or residential land uses.

The City's LAFCO-adopted SOI is a larger-than-city SOI of approximately 249 acres located within the unincorporated community of East Pasadena unincorporated, east of San Marino and south of the City of Pasadena. Assessed land uses within the SOI total approximately 194.3 acres, with 667 units and approximately 1.77 million square feet of building area, and are predominantly single-family residential (160.9 acres; 602 units), with smaller amounts of miscellaneous (16.7 acres), institutional (9.6 acres), commercial (3.3 acres), government (2.8 acres), multi-family (0.9 acre), and irrigated-

farm (0.1 acre) use. The City's General Plan does not assign a specific land use designation to the SOI. No significant agricultural or open space lands are present within the SOI.

Present and Probable Need for Public Facilities and Services:

There is an existing and continued need for the full range of municipal services within the City and its SOI. The City directly provides general government (City Manager, City Clerk, City Attorney, Finance Department, Human Resources Department), law enforcement (San Marino Police Department), fire protection and emergency medical services (San Marino Fire Department), local wastewater collection, stormwater management, streets, parks and recreation, and library services. Other services are provided under contract or by outside agencies, including solid waste (exclusive agreement with Valley Vista Services), animal care and control (contract with Pasadena Humane), potable water (California American Water and Sunny Slope Water Company), electricity (Southern California Edison), natural gas (SoCalGas), wastewater treatment (LACSD Nos. 15 and 16), and vector control (Greater Los Angeles County Vector Control District).

In the SOI, services are provided primarily by Los Angeles County, including general government services (Los Angeles County), law enforcement (Los Angeles County Sheriff – Temple Station), fire protection and emergency medical services (County of Los Angeles Consolidated Fire Protection District (CPFD) Station 5), wastewater (Los Angeles County Sewer Maintenance District (LACSMD) and LACSD), library (Los Angeles County Library), with potable water provided by Cal American Water and Sunny Slope Water Company.

There will be a continued need for these services and related infrastructure based on existing demand as well as anticipated growth-related demand within the City limits and associated with any annexations. Annexation of SOI areas would not require creation of new service infrastructure but would require negotiation of property tax sharing and service responsibilities.

Present Capacity of Public Facilities and Services:

The City's public facilities and services are adequate to meet present demand. The San Marino Fire Department operates from a single station with all-paramedic staffing, participating in the regional Verdugo automatic-aid system and a shared Division Chief command arrangement with the City of South Pasadena; reported 90th-percentile response times are within or near department goals. The San Marino Police Department provides approximately 2.3 sworn officers per 1,000 residents. Potable water supplied by California American Water and Sunny Slope Water Company is projected to be sufficient to meet demand under normal, single-dry-year, and multiple-dry-year conditions through the applicable planning horizon. Local wastewater is collected by the City and treated at the Los Angeles County Sanitation Districts' San Jose Creek Water Reclamation Plant, which retains substantial remaining capacity; the City's 2019 Wastewater Collection System Condition Assessment identified rehabilitation needs and pump-station deficiencies now being addressed through the City's Capital Improvement Program and a Lift Station Improvement Project, and the City adopted a dedicated sewer service charge effective July 1, 2025. Given the City's fully built-out character and minimal projected growth, existing facilities are expected to remain adequate over the planning horizon.

Social or Economic Communities of Interest:

The SOI lies within the East Pasadena unincorporated community and shares social and economic ties with both San Marino and the City of Pasadena. The Huntington campus, including library and gardens, is a significant part of the regional cultural and educational sector and attracts visitors and scholars in residence to San Marino. No other social or economic communities of interest requiring separate treatment were identified.

Disadvantaged Unincorporated Community Present and Planned Need for Facilities and Services:

The City of San Marino provides structural fire protection and wastewater collection services. There are no disadvantaged unincorporated communities (DUCs) within the City's SOI or in the unincorporated areas adjacent the City. Accordingly, there is no present or probable need for public facilities or services related to sewers, municipal and industrial water, or structural fire protection for DUCs within the City's existing SOI.

6. The Commission hereby amend the SOI for the City of Pasadena and reconfirms the SOI for the City of San Marino, as shown on the Proposed SOI Maps attached to the staff report, and incorporated herein by reference;

7. The Executive Officer’s staff report includes recommendations that the Commission adopt the MSR; adopt the SOI Update; amend the SOI for the City of Pasadena; reconfirm the SOI for the City of San Marino; and associated actions; and it is attached hereto and incorporated herein by reference.

8. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Section 56882 of the Government Code.

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 18th day of November, 2026.

MOTION:
AYES:
NOES:
ABSTAIN:
ABSENT:

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

Paul A. Novak, AICP
Executive Officer

GROUP 3 CITIES
MUNICIPAL SERVICES REVIEW AND SPHERE OF INFLUENCE UPDATE
CITIES OF PASADENA AND SAN MARINO

Draft

OCTOBER 2026

Prepared for:

Local Agency Formation Commission for the County of Los Angeles
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D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm

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ACRONYMS AND DEFINITIONS

AB	Assembly Bill
ACFR	Annual Comprehensive Financial Report
ACS	American Community Survey
ADD	Average Day Demand
AF	Acre-feet
AFY	Acre-feet per Year
AMI	Area Median Income
BFI	Berkson Fiscal Indicators
CEQA	California Environmental Quality Act
CFPD	Consolidated Fire Protection District of Los Angeles County (Los Angeles County Fire Department)
CIP	Capital Improvement Plan or Program
CKH	Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000
CPUC	California Public Utilities Commission
CWS	California Water Service
DUC	Disadvantaged Unincorporated Community
DWF	Dry Weather Flow
EIR	Environmental Impact Report
EMS	Emergency Medical Services
FTE	Full-Time Equivalent
FY	Fiscal Year
GP	General Plan
GSWC	Golden State Water Company
ISO	Insurance Services Office
JOS	Joint Outfall System
JPA	Joint Powers Authority or Agency
LACFCD	Los Angeles County Flood Control District

LACSD	Los Angeles County Sanitation Districts
LACSMD	Los Angeles County Consolidated Sewer Maintenance District
LAFCO	Local Agency Formation Commission for the County of Los Angeles
LAG WRP	Los Angeles-Glendale Water Reclamation Plant
LEHD	Longitudinal Employer-Household Dynamics
LID	Low Impact Development
MDD	Maximum Day Demand
MGD	Million Gallons per Day
MOU	Memorandum of Understanding
MS4	Municipal Separate Storm Sewer Systems
MSGB	Main San Gabriel Basin
MSR	Municipal Service Review
MWD	Metropolitan Water District of Southern California
NPDES	National Pollutant Discharge Elimination System
OPEB	Other Post-Employment Benefits
OASA	Out-of-Agency-Service-Agreement
PCI	Pavement Condition Index
POB	Pension Obligation Bond
PRCS	Parks, Recreation, and Community Services Department (Pasadena)
PUSD	Pasadena Unified School District
PWP	Pasadena Water and Power
PWWF	Peak Wet Weather Flow
RBMB	Raymond Basin Management Board
RHNA	Regional Housing Needs Allocation
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAG	Southern California Association of Governments
SCPPA	Southern California Public Power Authority

SGVCOG	San Gabriel Valley Council of Governments
SGVMVCD	San Gabriel Valley Mosquito and Vector Control District
SMFD	San Marino Fire Department
SMPD	San Marino Police Department
SOI	Sphere of Influence
SSMP	Sewer System Management Plan
SSO	Sanitary Sewer Overflow
S&P	Standard & Poor's (Global Ratings)
SSWC	Sunny Slope Water Company
SWRCB	State Water Resources Control Board
UWMP	Urban Water Management Plan
WMP	Watershed Management Program or Water Master Plan
WRP	Water Reclamation Plant

1. EXECUTIVE SUMMARY

This report is a Municipal Service Review (MSR) and Sphere of Influence (SOI) Update for the Cities of Pasadena and San Marino, prepared by De Novo Planning Group, with Berkson Associates providing the fiscal analysis, for the Local Agency Formation Commission for the County of Los Angeles (LAFCO).

A service review is a State-required comprehensive study of services within a designated geographic area or for specific entities, in this case the Cities of Pasadena and San Marino. LAFCO is required to prepare this MSR by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH) (Government Code §56000, et seq.), which took effect on January 1, 2001. This MSR examines services provided by the Cities of Pasadena and San Marino that are subject to LAFCO jurisdiction. The Cities of Pasadena and San Marino and the municipal services provided by these cities are the focus of this review. In order to provide comprehensive information on service provision, other service providers to the cities, including special districts, other public agencies, and private companies, are included in this Service Review.

A. Overview

The MSR study area includes the City of Pasadena and the City of San Marino. Each of these communities is situated in the San Gabriel Valley of eastern Los Angeles County. The MSR study map may be referred to in Figure 3-1, located at the end of Chapter 3.

The intent of this municipal service review is to conduct comprehensive Sphere of Influence (SOI) updates for each of the subject cities. Of the two cities reviewed, representatives of the City of Pasadena discussed potential changes or areas of interest for its SOI for consideration in this review and representatives of the City of San Marino indicated that the existing SOI continues to be appropriate.

Pasadena's SOI and San Marino's SOI were each reconfirmed on November 14, 2012. Both cities were included in the West San Gabriel MSR, completed in 2004, which addressed the Cities of Alhambra, Arcadia, Bradbury, Duarte, El Monte, Irwindale, La Cañada Flintridge, Monrovia, Montebello, Monterey Park, Pasadena, Rosemead, San Gabriel, San Marino, Sierra Madre, South El Monte, South Pasadena, and Temple City.

The proposed MSR and SOI Update determinations, as well as SOI recommendations, are located at the end of each City's chapter in this report.

B. Accountability and Governance

The cities reviewed in the MSR meet Brown Act requirements including noticing and posting of meetings and agendas, communication and outreach to residents, and websites that provide links to meeting information, contacts, and documents including financial reports.

Both cities demonstrated accountability and transparency in their disclosure and availability of information and cooperation during the preparation of this MSR.

C. Planning and Management

Each of the cities has a General Plan that guides development. The cities are largely built out, and growth is anticipated primarily through infill development, redevelopment, and increased densities in specific areas such as transit corridors, overlay zones, infill sites, and re-use or revitalization sites, consistent with adopted Housing Elements and, in Pasadena, specific plans.

D. Growth and Population Projections

The cities reviewed in this MSR are largely built out with limited vacant land. Growth is anticipated primarily from infill development, redevelopment, and increased residential densities, particularly near transit corridors and in areas identified in adopted Housing Elements and specific plans. Regional Housing Needs Allocation (RHNA) projections anticipate significant growth, relative to the existing population and housing levels, in housing units in both Pasadena and San Marino and significant employment growth in Pasadena. Each city has an adopted the 6th Cycle Housing Element identifying sites to accommodate their RHNA.

E. Disadvantaged Unincorporated Communities

Disadvantaged unincorporated communities (DUCs) exist adjacent to the SOI of the City of Pasadena. There are no DUCs within the SOI or adjacent to the SOI of the City of San Marino.

F. Municipal Services

All the cities reviewed provide a range of municipal services either directly or through contracts with other public agencies and private companies, as summarized in Table 3-2. The Cities of Pasadena and San Marino each provide their own law enforcement and fire protection services through municipal departments, as shown in Figures 3-2 and 3-3, located at the end of Chapter 3. Pasadena provides water service through its municipally-owned utility, Pasadena Water and Power, while San Marino contracts for water service through the California American Water Company with a small portion of eastern San Marino served by the Sunny Slope Water Company (see Figure 3-4, located at the end of Chapter 3). Wastewater collection is provided by each city, with treatment and disposal provided by the Los Angeles County Sanitation Districts (see Figure 3-5, located at the end of Chapter 3). No significant service or capacity concerns were identified.

G. Financing

Expenditure growth has outpaced revenue growth across the study area during the period from FY 2018-19 through FY 2023-24, with Pasadena recording 7.9 percent expenditure growth against 6.3 percent revenue growth, and San Marino experiencing 6.5 percent expenditure growth against 4.7 percent revenue growth. Pasadena carries a significant negative unrestricted net position of ($343.2 million) in its governmental activities due to unfunded pension and OPEB liabilities, which serves as a long-term fiscal caution, while San Marino has increasingly relied on drawing down its reserves to fund capital improvements. Both cities currently meet or exceed their respective General Fund reserve policies, with Pasadena achieving its 15 percent emergency and 5 percent operating targets, and San Marino exceeding its reserve target of maintaining unassigned balances at 40 percent of revenues. The City of Pasadena has an excellent Standard & Poor's (S&P) issuer credit rating of AAA and Fitch's AA+. The City of San Marino does not have a credit rating, indicating the City has not historically relied substantially on the issuance of bonds or public debt instruments. Key fiscal concerns across the study area include structural budget imbalances due to expenditures increasing faster than revenues, the fiscal strain of rising pension obligations, and severe capital reinvestment shortfalls for aging infrastructure, characterized by a $1.1 billion funding gap over Pasadena's five-year CIP period and $47.1 million in unfunded capital needs in San Marino.

H. Spheres of Influence

City of Pasadena

Pasadena's SOI is a larger-than SOI encompassing approximately 390 acres (0.6 square mile) in two study areas, P-1 and P-2, both located in the unincorporated community of East Pasadena. City representatives requested minor modifications to its SOI to ensure efficient delivery of services and to avoid dividing existing neighborhoods and parcels by extending to the west of the existing SOI, as described in Chapter 4, Sections B and I. Refinement of the western boundary of Study Area P-2 along Eaton Wash is recommended to address parcels divided by the SOI, as discussed in Chapter 4, Section I. Potential modifications considered for Pasadena's SOI, including Areas of Interest A through C (AOI-A, AOI-B, and AOI-C shown on Figure 4-1, located at the end of Chapter 4) are discussed in Chapter 4, Section I. Areas AOI-A (San Pasqual) and AOI-B are recommended for inclusion in Pasadena's SOI; AOI-C is not recommended for inclusion in Pasadena's SOI at this time.

City of San Marino

San Marino's SOI is a larger-than SOI encompassing approximately 249 acres (0.4 square mile) in one study area, S-1, which includes portions of the unincorporated communities of East Pasadena and East San Gabriel. City representatives did not request any modifications to the SOI. Section I of Chapter 5, City of San Marino Profile, discusses potential minor modifications to its SOI to promote efficient delivery of services and to avoid dividing existing neighborhoods and parcels. City representatives were notified that the unincorporated community of San Pasqual, fully bordered by the Cities of Pasadena and San Marino, is identified for consideration for inclusion in Pasadena's SOI and did not have any comments.

2. INTRODUCTION

This report is prepared pursuant to legislation enacted in 2000 that requires LAFCO to conduct a comprehensive review of municipal service delivery and update the spheres of influence (SOIs) of all agencies under LAFCO's jurisdiction. This chapter provides an overview of LAFCO's powers and responsibilities. It discusses legal requirements for preparation of the Municipal Services Review (MSR), and describes the process for a MSR review, the MSR approval and SOI updates.

A. LAFCO Overview

The State Legislative authorizes LAFCOs to approve, deny, condition and modify boundary changes proposed by public agencies or individuals. It also regulates the extension of public services by cities and special districts outside their jurisdictional boundaries. LAFCO is empowered to initiate updates to the SOIs and proposals involving the dissolution or consolidation of special districts, mergers, establishment of subsidiary districts, and any reorganization including such actions. Otherwise, LAFCO actions must be initiated by petitions filed by the affected registered voters, or landowners, or initiated by resolutions adopted by a legislative body, most commonly cities or special districts.

B. Municipal Services Review Legislation

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH) requires LAFCO to review and update SOIs every five years, or as necessary, and to review municipal services before updating SOIs. The requirement for service reviews arises from the identified need for a more coordinated and efficient public service structure to support California's anticipated growth. The service review provides LAFCO with a tool to study existing and future public service conditions comprehensively and to evaluate organizational options for accommodating growth, preventing urban sprawl, and ensuring that critical services are provided efficiently.

Government Code §56430 requires LAFCO to conduct a review of municipal services provided in the county by region, sub-region or other designated geographic area, or by type of service, as appropriate, for the service or services to be reviewed, and prepare a written statement of determinations with respect to each of the following topics:

- Growth and population projections for the affected area;
- The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the SOI;
- Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies (including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged unincorporated communities within or contiguous to the SOI);
- Financial ability of agencies to provide services;
- Status of, and opportunities for shared facilities;
- Accountability for community service needs, including governmental structure and operational efficiencies; and
- Any other matter related to effective or efficient service delivery, as required by commission policy.

C. Municipal Services Review Process

The MSR process does not require LAFCO to initiate changes of organization based on service review findings, only that LAFCO identify potential government structure options. However, LAFCO, other local

agencies, and the public may subsequently use the determinations to analyze prospective changes of organization or reorganization or to establish or amend SOIs. Within its legal authorization, LAFCO may act with respect to a recommended change of organization or reorganization on its own initiative (e.g., certain types of consolidations), or in response to a proposal (i.e., initiated by resolution or petition by landowners or registered voters).

The MSR and SOI Update for the Cities of Pasadena and San Marino is exempt from the provisions of the California Environmental Quality Act (CEQA). The commonsense exemption in §15061(b)(3) of the CEQA Guidelines applies because it can be seen with certainty that there is no possibility that the MSR and SOI Update will have a significant effect on the environment. Further, the MSR and SOI Update is not a project for purposes of CEQA because the project is limited to organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment and therefore is excluded from the definition of a project, pursuant to §15378(b) of the State CEQA Guidelines..

D. Sphere Of Influence Updates

Pursuant to Government Code § 56425, the Commission is charged with developing and updating the Sphere of Influence (SOI) for each city and special district within the county. SOIs must be updated every five years or as necessary. In determining the SOI, LAFCO is required to complete an MSR and adopt the seven determinations previously discussed.

An SOI is a LAFCO-approved plan that designates an agency's probable future boundary and service area. SOIs are planning tools used to provide guidance for individual boundary change proposals and are intended to encourage efficient provision of organized community services and prevent duplication of service delivery. Territory cannot be annexed by LAFCO to a city or a district unless it is within that agency's SOI.

SOIs are for planning and shaping the logical and orderly development and coordination of local government agencies. LAFCOs are authorized to adopt, update, and amend the SOI The Commission may do so with or without an application, or any interested person may file an application proposing an SOI amendment.

LAFCO cannot regulate land use, dictate internal operations or administration of any local agency, or set rates. LAFCO is empowered to enact policies that indirectly affect land use decisions. On a regional level, LAFCO promotes logical and orderly development of communities as it considers and decides individual proposals. LAFCO has a role in reconciling differences between agency plans so that the most efficient urban service arrangements are created for the benefit of current and future area residents and property owners.

LAFCO may recommend government reorganizations to agencies within its county of jurisdiction, using the SOIs as the basis for those recommendations.

In addition, in adopting or amending an SOI, LAFCO must make the following determinations:

- Present and planned land uses in the area, including agricultural and open-space lands;
- Present and probable need for public facilities and services in the area;
- Present capacity of public facilities and adequacy of public service that the agency provides or is authorized to provide;
- Existence of any social or economic communities of interest in the area if the Commission determines these are relevant to the agency; and

- Present and probable need for water, wastewater, and structural fire protection facilities and services of any disadvantaged unincorporated communities within the existing SOI.

By statute, LAFCO must notify affected agencies 21 days before holding the public hearing to consider the SOI and may update the SOI at the hearing. The LAFCO Executive Officer must issue a report including recommendations for the SOI amendments and SOI updates under consideration at least five days prior to the public hearing.

E. Disadvantaged Unincorporated Communities

LAFCO is required to evaluate disadvantaged unincorporated communities as part of this service review, including the location and characteristics of any such communities.

Senate Bill (SB) 244 (Wolk) was adopted into law in 2011 and it took effect on January 1, 2012. Now codified as Government Code §56425(e)5, its purpose is to begin to address the complex legal, financial, and political barriers that contribute to regional inequity and infrastructure deficits within disadvantaged unincorporated communities (DUCs). Identifying and including these communities in the long-range planning of a city or a special district which provides water, wastewater or fire protection services, is required by Government Codes §56425(e)5.

"Disadvantaged unincorporated community" means inhabited territory, as defined by Section 56046, or as determined by commission policy, that constitutes all or a portion of a "disadvantaged community" as defined by Section 79505.5 of the Water Code. (Government Code Section 56033.5)

“Inhabited territory” means territory within which there reside 12 or more registered voters. The number of registered voters as determined by the elections officer, shall be established as of the date a certificate of filing is issued by the executive officer. (Government Code Section 56046)

“Disadvantaged community” means a community with an annual median household income that is less than 80% of the statewide annual median household income. (Water Code Section 79505.5) For the purpose of this MSR, $62,939 is established as 80% of the median state income based on the U.S. Census Five-Year 2016-20 American Community Survey.

In summary, for the purpose of this MSR, a “disadvantaged unincorporated community” is an inhabited territory with 12 or more registered voters that constitutes all or a portion of a community with a median income that is less than 80% of the statewide annual median household income.

The Cortese-Knox-Hertzberg Local Government Reorganization Act (CKH) requires LAFCO to make determinations regarding DUCs when considering a change of organization, reorganization, SOI expansion, and when conducting Municipal Service Reviews. For any updates to an SOI of a local agency (city or special district) that provides public facilities or services related to sewer, municipal and industrial water, or structural fire protection, LAFCO shall consider and prepare written determinations regarding the present and planned capacity of public facilities and adequacy of public services, and infrastructure needs or deficiencies for any disadvantaged unincorporated community within or contiguous to the SOI of a city or special district providing sewers, municipal and industrial water, or structural fire protection.

CKH prohibits LAFCO from approving an annexation to a city of any territory greater than 10 acres if a DUC is contiguous to the proposed annexation, unless an application to annex the DUC has been filed with LAFCO. An application to annex a contiguous DUC shall not be required if a prior application for annexation of the same DUC has been made in the preceding five years or if the Commission finds,

based upon written evidence, that a majority of the registered voters within the affected territory are opposed to annexation.

DUCs relevant to the subject cities are described in the city profile chapter for each of the two subject cities.

3. SETTING

A. Background

The MSR study area includes the City of Pasadena and the City of San Marino. Each of these communities is situated in the San Gabriel Valley area of eastern Los Angeles County. Each of these cities is governed by an elected city council and guided by a General Plan.

The City of Pasadena was incorporated in 1886, making it the oldest incorporated city in the study area. The City of San Marino was incorporated in 1913. Both cities are mature, largely built-out communities.

Pasadena is a charter city with an eight-member city council, seven of whom are elected by district and the mayor elected at-large. San Marino is a general law city with a five-member city council elected at-large.

B. Location

The MSR study area includes the two cities under review in the western portion of the San Gabriel Valley area of Los Angeles County at the southern base of the San Gabriel Mountains and northeast of the City of Los Angeles and the unincorporated areas between and adjacent to the cities. This urban area is characterized by dense residential development, commercial corridors, and civic, educational, cultural, and entertainment uses within Pasadena, and predominantly low-density, single-family residential uses within San Marino.

The City of Pasadena is bounded by the San Gabriel Mountains and the unincorporated community of Altadena to the north, the Cities of Arcadia and Sierra Madre and the unincorporated community of East Pasadena to the east, the Cities of South Pasadena and San Marino and the unincorporated communities of San Gabriel and San Pasqual (an island between Pasadena and San Marino) to the south, and the Cities of Glendale, La Cañada Flintridge, and Los Angeles to the west.

The City of San Marino is bounded by the City of Pasadena and the unincorporated community of San Pasqual to the north, the unincorporated community of East San Gabriel to the east, the Cities of Alhambra and San Gabriel to the south, and the City of South Pasadena to the west.

The Foothill (I-210) and Ventura (SR-134) freeways traverse the northern and western portions of Pasadena, the Arroyo Seco Parkway (SR-110) enters the city from the south to connect with downtown Los Angeles, and a spur of the Long Beach Freeway (SR-710) terminates to the south, with San Marino lying south of these freeways and traversed by Huntington Drive generally from the southwest to east.

C. Boundaries

Table 3-1: City Boundary Areas

City	Description	Boundary Size
City of Pasadena	Incorporated in 1886. Following incorporation, the City has had numerous annexations, including large areas to the west and east, as well as several smaller annexations north of the western portion of the City. The most recent annexation occurred on December 20, 1982 (Hartwood Point Annex. No. 82-1).	14,805 acres (23.1 square miles)

City	Description	Boundary Size
City of San Marino	Incorporated in 1913. Following incorporation, the City has five annexations, three to the north and two to the east. The most recent annexation, Annexation No. 1, occurred on May 31, 1977.	2,410 acres (3.8 square miles)

D. Sphere of Influence

The Cities of Pasadena and San Marino each have larger-than-city SOIs that extend beyond their incorporated boundaries into unincorporated areas.

Pasadena's SOI (larger-than) was initially established in 1973 and was reconfirmed in 2004 and 2012. The SOI encompasses approximately 390 acres (0.6 square mile) in two study areas, P-1 and P-2, located in the unincorporated East Pasadena area. City representatives requested minor modifications to its SOI to ensure efficient delivery of services and to avoid dividing existing neighborhoods and parcels by extending to the west of the existing SOI, as described in Chapter 4, Section I.

San Marino's SOI (larger-than) was initially established in 1973, to include a portion of unincorporated East Pasadena and East San Gabriel, was revised in 1983 to include the unincorporated community of San Pasqual, was revised in 1993 to remove San Pasqual and a portion of unincorporated East Pasadena, and was further revised in 2004 to remove an additional area in East Pasadena. The SOI encompasses approximately 249 acres (0.4 square mile) in one study area: S-1 (East Pasadena/East San Gabriel).

E. Municipal Services

The cities in the MSR area offer a variety of municipal services which are provided either directly by City staff or through contracted services. The types of services span across multiple city departments and provide a range of offerings from administrative and recreational to safety and development.

Each City operates its own municipal police department and fire department. Fire protection and emergency service providers serving the region and associated fire stations are shown in Figure 3-2, located at the end of this chapter. Law enforcement service providers and police and sheriff stations serving the study area are shown in Figure 3-3, located at the end of this chapter. In Pasadena, water service is provided primarily by the City of Pasadena while San Marino is served by primarily by California American Water, with a small eastern area of the City served by Sunny Slope Water Company; water providers are identified in Figure 3-4, located at the end of this chapter. Wastewater collection is provided by each city, with treatment and disposal provided by the Los Angeles County Sanitation Districts (LACSD). Wastewater providers are identified in Figure 3-5, located at the end of this chapter. Each city is a member of the San Gabriel Valley Council of Governments and participates in various joint powers authorities and shared service agreements.

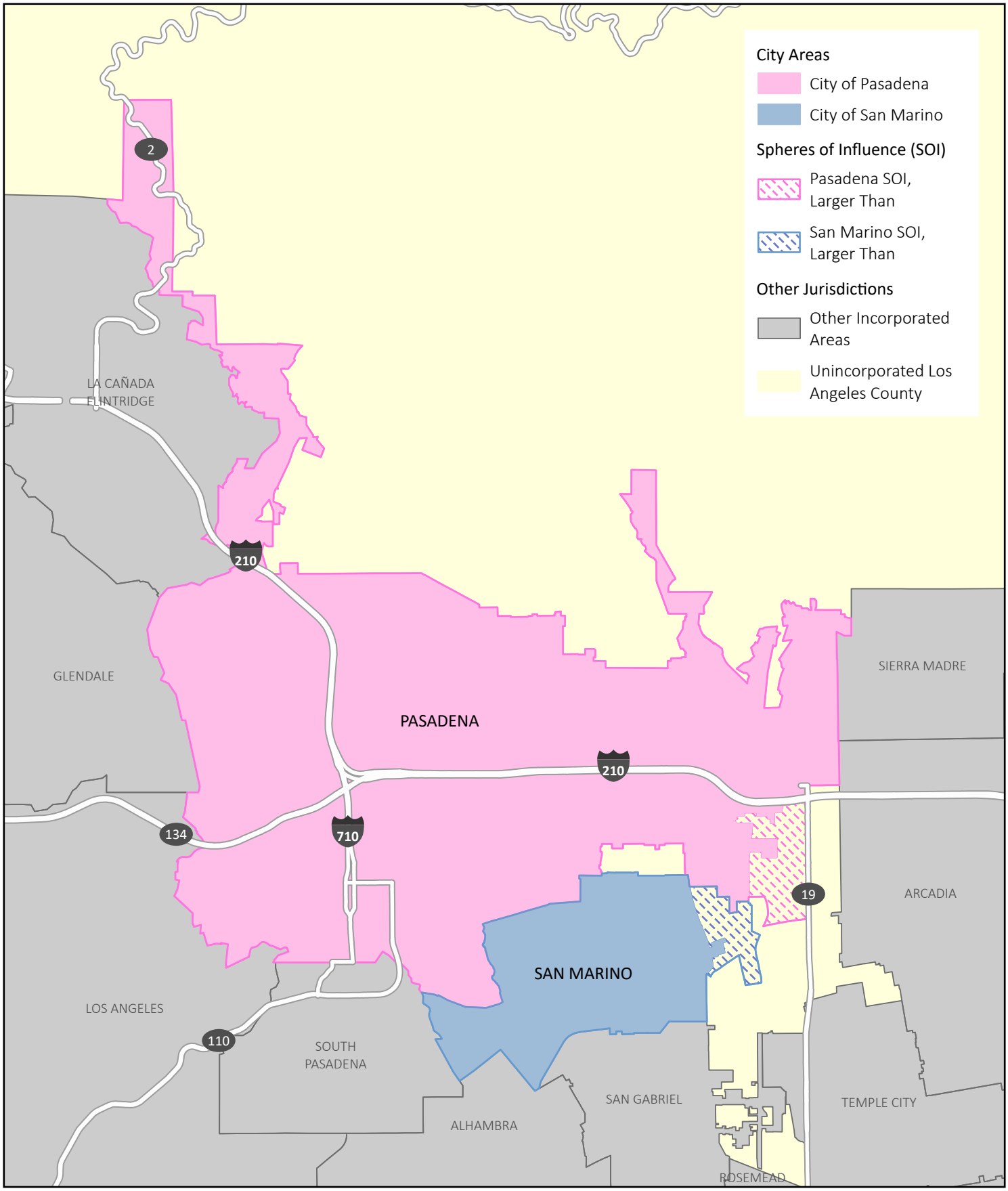
A comprehensive list of services, service providers, and tax rates (sales and use and utilities user) for each city and SOI area is provided in Table 3-2.

Table 3-2: City, SOI Study Areas, and Area of Interests - Municipal Services and Tax Rate Characteristics

Location	General Government	Law Enforcement	Fire Protection	Water	Wastewater	Storm Drainage	Solid Waste / Waste Hauler	Library	Mosquito and Vector Control	School District	Utilities User Tax Rate	Sales and Use Tax Rate
City of Pasadena												
City of Pasadena	City of Pasadena	City of Pasadena	City of Pasadena	City of Pasadena (municipally-owned utility) - Pasadena Water and Power (PWP)	City of Pasadena (local collection) / LACSD (regional collection and treatment)	City of Pasadena	City of Pasadena (one to four unit residential) / City-licensed private haulers (multifamily (five and more units) residential and non-residential)	City of Pasadena	San Gabriel Valley Mosquito and Vector Control District	Elementary/ High: Pasadena USD (majority); La Cañada USD (northwestern portion)	8.28%	11.0%
SOI Study Area P-1 (East Pasadena)	Los Angeles County	LA Co Sheriff – Temple Station	CFPD: Station 5	City of Pasadena - PWP	LACSMD, LACSD	LACFCD	LA Co Public Works Residential and Commercial - San Gabriel Valley West Franchise Area[1]	LA Co Library	San Gabriel Valley Mosquito and Vector Control District	Elementary/ High: Pasadena USD	4.5%	10.25%
SOI Study Area P-2 (Northeast San Gabriel)	Los Angeles County	LA Co Sheriff – Temple Station	CFPD: Station 5	City of Pasadena - PWP	LACSMD, LACSD	LACFCD	LA Co Public Works Residential and Commercial - San Gabriel Valley West Franchise Area[1]	LA Co Library	San Gabriel Valley Mosquito and Vector Control District	Elementary/ High: Pasadena USD	4.5%	10.25%
SOI Area of Interest A (San Pasqual)	Los Angeles County	LA Co Sheriff – Temple Station	CFPD: Station 5	California American Water Company (majority); City of Pasadena – PWP (northwest portion)	City of Pasadena, LACSD	LACFCD	LA Co Public Works Residential - E. Pasadena / E. San Gabriel / E. Arcadia / Royal Oaks Franchise Area[2]; Commercial - San Gabriel Valley West Franchise Area[1]	LA Co Library	San Gabriel Valley Mosquito and Vector Control District	Elementary/ High: Pasadena USD (majority)	4.5%	10.25%
SOI Area of Interest B (island in western Altadena)	Los Angeles County	LA Co Sheriff – Altadena Station	CFPD: Station 12	City of Pasadena	LACSMD, LACSD	LACFCD	LA Co Public Works Residential – Altadena / Kinneloa Franchise Area; Commercial – Foothills Service Area	Altadena Library District	San Gabriel Valley Mosquito and Vector Control District	Elementary/ High: Pasadena USD (majority)	4.5%	10.25%
SOI Area of Interest C (East Pasadena/East San Gabriel)	Los Angeles County	LA Co Sheriff – Temple Station	CFPD: Station 5	City of Pasadena – PWP (majority); Sunny Slope Water Company (western portion)	LACSMD, LACSD	LACFCD	LA Co Public Works Residential - E. Pasadena / E. San Gabriel / E. Arcadia / Royal Oaks Franchise Area; Commercial - San Gabriel Valley West Franchise Area[1]	LA Co Library	San Gabriel Valley Mosquito and Vector Control District	Elementary/ High: Pasadena USD (majority); San Marino USD (southwest portion)	4.5%	10.25%

Location	General Government	Law Enforcement	Fire Protection	Water	Wastewater	Storm Drainage	Solid Waste / Waste Hauler	Library	Mosquito and Vector Control	School District	Utilities User Tax Rate	Sales and Use Tax Rate
City of San Marino												
City of San Marino	City of San Marino	City of San Marino	City of San Marino	City of San Marino	City of San Marino/ LACSD	City of San Marino	City / Valley Vista Services (exclusive agreement)	City of San Marino	Greater Los Angeles County Vector Control District	Elementary/ High: San Marino USD	5.0%	11.25%
SOI Study Area S-1 (East Pasadena/East San Gabriel)	Los Angeles County	LA Co Sheriff – Temple Station	CFPD: Station 5	California American Water Company (northern portion); Sunny Slope Water Company (central and southern portions)	LACSMD, LACSD	LACFCD	LA Co Public Works Residential and Commercial - San Gabriel Valley West Franchise Area[1]	LA Co Library	San Gabriel Valley Mosquito and Vector Control District	Elementary/ High: San Marino USD	4.5%	10.25%

[1] San Gabriel Valley West Franchise Area Residential and Commercial Waste Hauler: Ware Disposal
[2] E. Pasadena / E. San Gabriel / E. Arcadia / Royal Oaks Franchise Area Residential Waste Hauler: Burrtec Waste Industries
LACSD = Los Angeles County Sewer District LACFCD = Los Angeles County Flood Control District
CFPD = Consolidated Fire Protection District of the County of Los Angeles LA Co = Los Angeles County
Source: California Department of Tax and Fee Administration, 2026. California City & County Sales & Use Tax Rates (effective October 1, 2026). https://cdtfa.ca.gov/taxes-and-fees/rates.aspx. Accessed 10/26/2026.
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Los Angeles County, 2026. SWIMS – Who Picks Up My Trash / Find a Waste Hauler. https://lacounty.maps.arcgis.com/apps/instant/lookup/index.html?appid=deef7197eb5b422a8be290e622599dd3. Accessed 12/4/2025, 3/30/2026.
Los Angeles County Office of Education, 2026. Districts & Schools. https://www.lacoe.edu/education/districts#tabs-ded27bd11f-item-eb6501402d-tab. Accessed 4/2/2026.

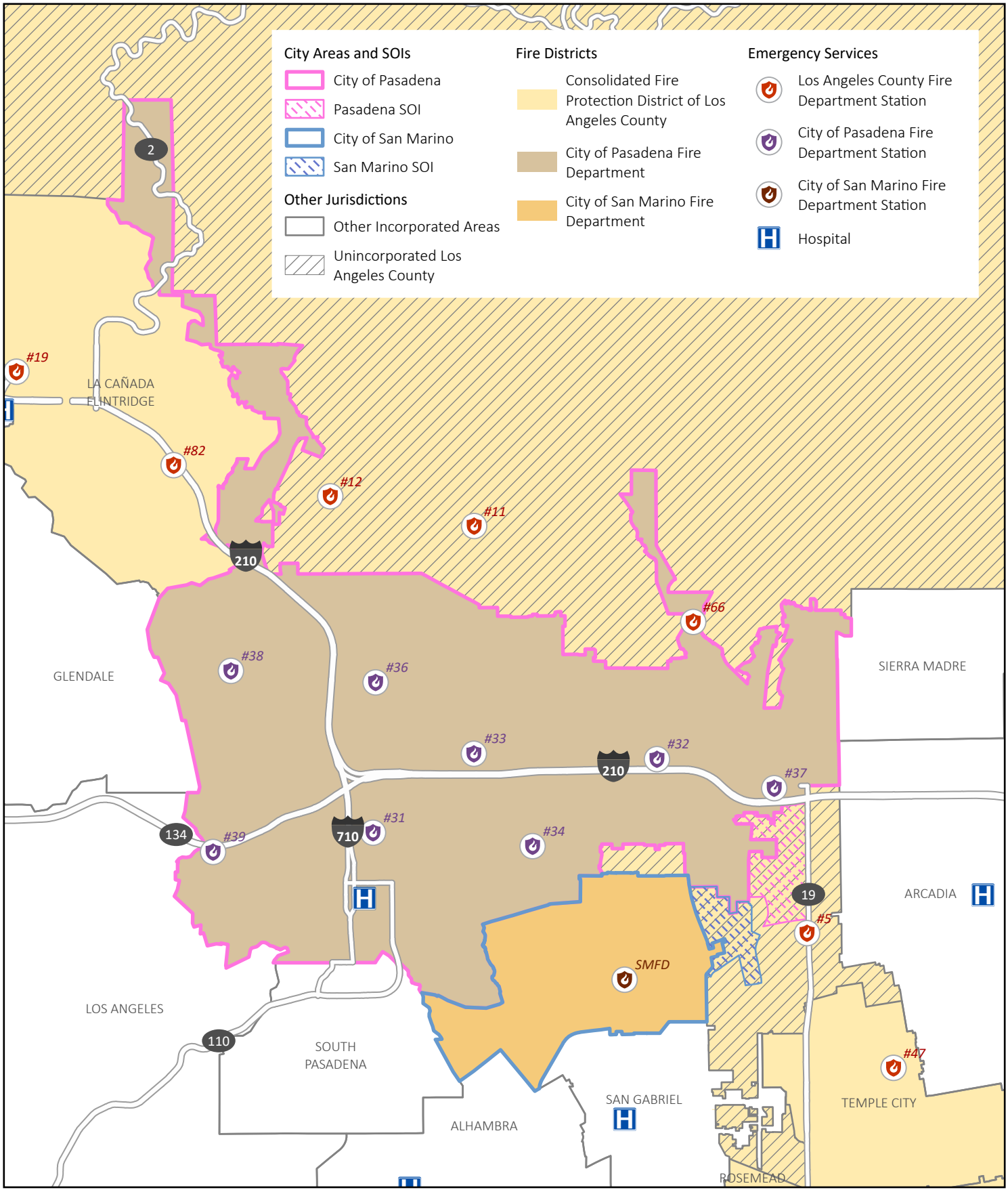


MSR AND SOI UPDATES:
CITIES OF PASADENA AND SAN MARINO

Data Source: Los Angeles County LAFCO.

Produced for the Los Angeles County Local Agency Formation Commission (LAFCO) by De Novo Planning Group, October 1, 2025.

Figure 3-1: MSR Area Map

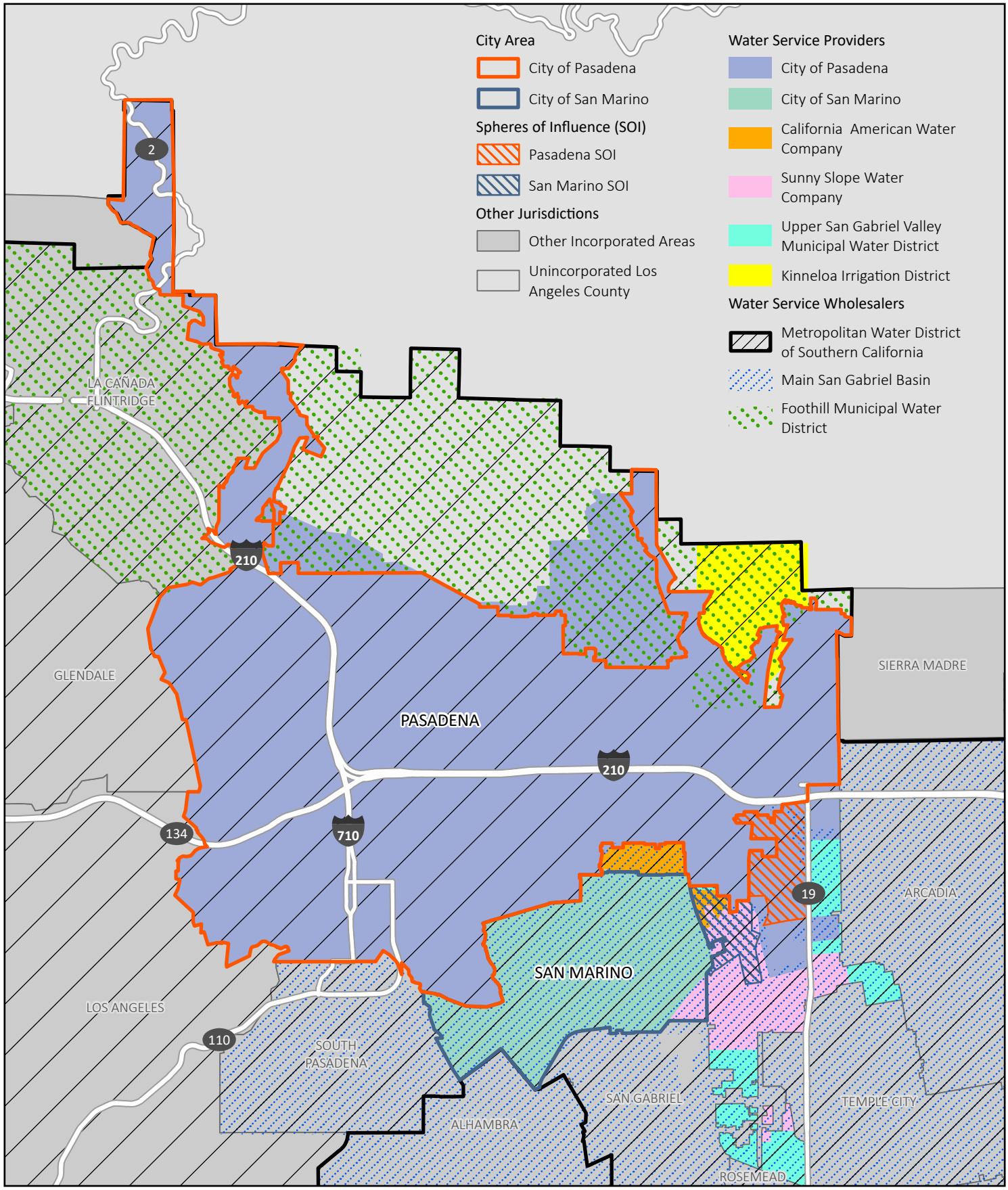


MSR AND SOI UPDATES:
CITIES OF PASADENA AND SAN MARINO

Figure 3-2: Fire Protection and Emergency Medical Service Providers

Data Source: Los Angeles County LAFCO; County of Los Angeles Enterprise GIS; City of Pasadena; City of San Marino.

Produced for the Los Angeles County Local Agency Formation Commission (LAFCO) by De Novo Planning Group, October 2, 2025.

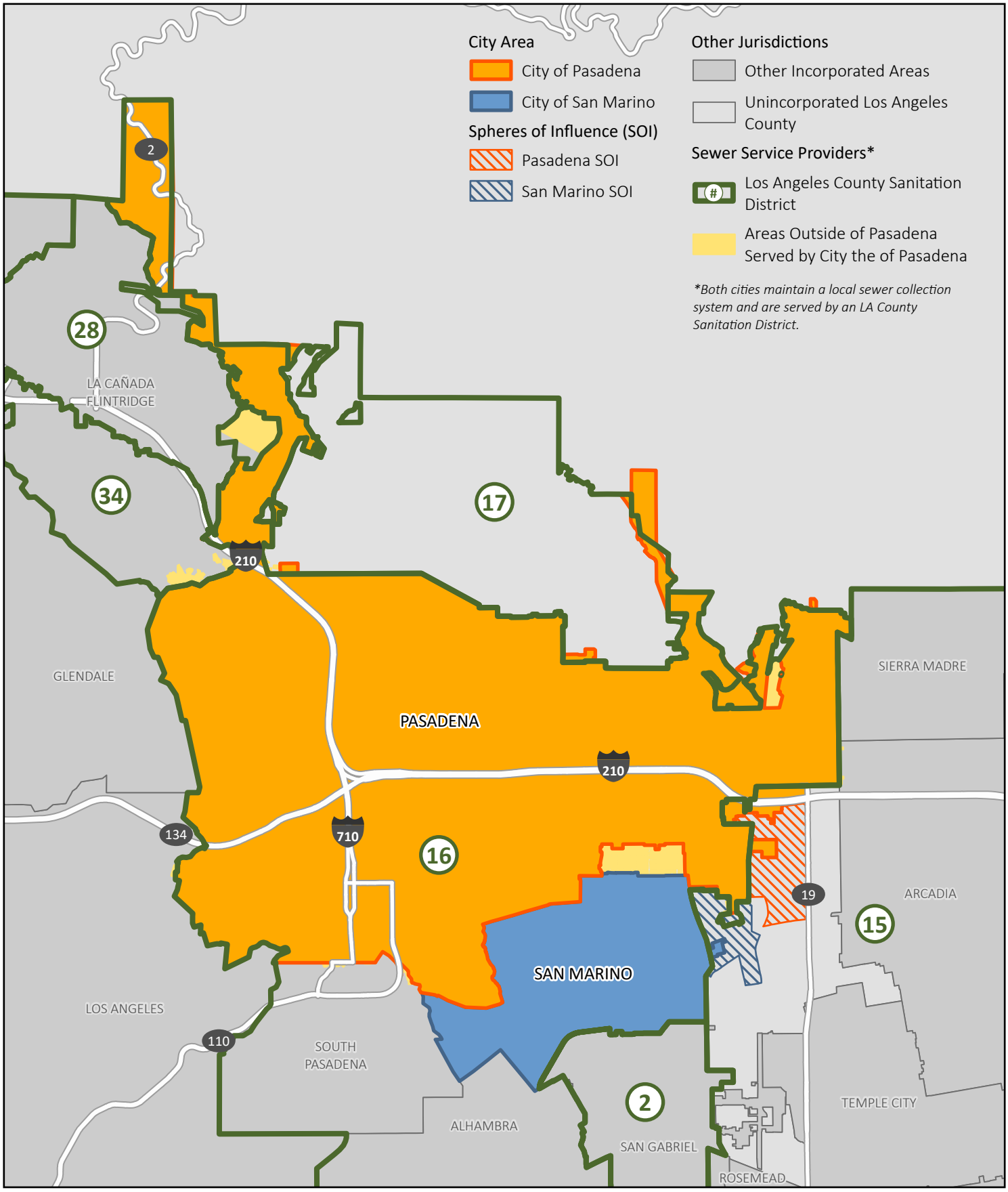


MSR AND SOI UPDATES:
CITIES OF PASADENA AND SAN MARINO

Data Source: Los Angeles County LAFCO; California Department of Water Resources; City of Pasadena; Foothill UWMP.

Produced for the Los Angeles County Local Agency Formation Commission (LAFCO) by De Novo Planning Group, August 11, 2026.

Figure 3-3: Water Service Providers



MSR AND SOI UPDATES:
CITIES OF PASADENA AND SAN MARINO

Figure 3-4: Sewer Service Providers

Data Source: Los Angeles County LAFCO; City of Pasadena.

Produced for the Los Angeles County Local Agency Formation Commission (LAFCO) by De Novo Planning Group, June 24, 2026.

4. CITY OF PASADENA PROFILE

A. Overview

The City of Pasadena electorate voted in favor of incorporation on June 19, 1886.[1] Pasadena is located in the Fifth Supervisorial District in northern Los Angeles County ("County"), east of State Route 710, at the junction of Interstate 210 and State Route 134.

Boundaries

Pasadena is bordered by the unincorporated community of Altadena to the north, the Cities of Los Angeles, San Marino and South Pasadena to the south, the Cities of Arcadia and Sierra Madre, and the unincorporated community of East Pasadena to the east, and the Cities of Glendale and La Cañada Flintridge to the west, as shown in Figure 4-1, located at the end of this chapter. Pasadena is home to approximately 140,631 residents and a workforce of 112,398 employees. Pasadena spans an area of approximately 14,805 acres (23.1 square miles). The City's sphere of influence (SOI) is a larger-than-city SOI and encompasses 390 acres (0.6 square miles). The SOI is discussed in detail in the Sphere of Influence Plan and Determinations sections of this chapter.

Form of Government and Staffing

The City of Pasadena is a charter city with a Council-Manager form of government with seven city council districts each electing a councilmember to a four-year term. The mayor is an at-large (Citywide) elected position serving a four-year term.[2] Under Pasadena Municipal Code Chapter 2.05, each Council member receives a monthly stipend of $1,000 and the mayor $1,500, with annual CPI-based increases capped at 5 percent. They are also eligible for health and welfare benefits, a $5,000 computer reimbursement, and monthly allowances for general and telecommunications expenses. Ordinance No. 7470 amended the Pasadena Municipal Code to increase allowed stipends and allowances for the Mayor and Councilmembers Effective January 1, 2027, stipends and allowances for the Mayor and Councilmembers will be increased to a $3,000 monthly stipend for City Councilmembers and $4,500 for the Mayor, up to $20,000 per term allowed for home office expenses, annual general expense allowance of $11,000 for the Mayor and $6,000 for each Councilmember, and an annual family care allowance of up to $18,000.[3],[4]

Pasadena City Council meetings are held regularly and are open to the public in compliance with California's Brown Act. The City Council holds regular meetings each Tuesday at 5:00 p.m. in Room S249 of the City Hall, 100 North Garfield Avenue, in the City of Pasadena, unless otherwise canceled by the City Clerk in consultation with the Mayor and the City Manager.[5] Meetings follow a formal agenda that includes public comments, consent items, public hearings, and council discussions. Members of the

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[1] City of Pasadena Planning Department. (2018). *Historic context statement: Chapter 5 – Civic & institutional development*. Pasadena, CA: City of Pasadena. Retrieved from https://www.cityofpasadena.net/planning/wp-content/uploads/sites/30/05-Historic-Context-Statement-Chapter-5_Civic-Institutional-Development.pdf

[2] City of Pasadena, *Mayor and City Council*, accessed September 16, 2025, https://www.cityofpasadena.net/mayor/.

[3] Pasadena Municipal Code, Chapter 2.05 – *Mayor and City Council.* Retrieved from https://library.municode.com/ca/pasadena/codes/code_of_ordinances?nodeId=TIT2ORAD_ARTICICOADRE_CH2.05CICO

[4] City of Pasadena, 2026. Ordinance No. 7470, approved June 15, 2026.

[5] City of Pasadena, 2026. Ordinance No. 7840, approved September 15, 2026.

public can address the council for up to three minutes on agenda or non-agenda items. Agendas are posted at least 72 hours before each meeting, and all proceedings are conducted in an orderly and transparent manner under the leadership of the mayor.[6]

The City Council appoints a City Manager to serve as the administrative head of the City government responsible for the efficient operation of the City. The City Council appoints a City Clerk and City Attorney. The City Council is supported by standing boards, commissions, and committees, including the Accessibility and Disability Commission, Arts & Culture Commission, Community Police Oversight Commission, Library Commission. Planning Commission, Recreation & Parks Commission, and Rental Housing Board. The City is organized into three offices and 14 departments, the City Manager's Office, City Clerk's Office, and City Attorney's Office, and the Finance, Fire, Housing, Human Resources, Information Technology, Library, Parks, Recreation, and Community Services, Planning and Community Development, Police, Public Health, Public Works, Rent Stabilization, Transportation, and Water and Power departments. The City is one of two cities in Los Angeles County that has its own Public Health Department. All City departments operate under the direction of the City Manager.

The City has formed three nonprofit corporations to operate and market various facilities, the Rose Bowl Operating Committee, the Pasadena Center Operating Company, and Pasadena Media.

According to the FY 2025-26 Adopted Budget, the City of Pasadena operates with total appropriations of $1.51 billion, including an operating budget of $956.6 million, capital appropriations of $446.1 million, and $109.7 million for affiliated agencies. The General Fund appropriations total $364.9 million, with estimated revenues of $362.8 million.[7]

Transparency

The City's website includes information about City Council meetings and other public meetings, including meeting agendas, staff reports, minutes, and budget documents; financial reports; capital improvement plans; fee schedules, development impact fees, and associated nexus studies; municipal code; and General Plan. The City's website is easily translated into a variety of languages. The meeting schedule can be found on the City's website along with the agenda, which is also posted in front of City Hall. Council meeting minutes are posted on the City's website and are also available at City Hall. Agendas are also posted in the local newspaper. The City streams City Council and City Commission meetings online via its website. The City is active on several social media platforms: Facebook, X (formerly Twitter), YouTube, and Instagram. Additionally, the City updates constituents through a newsletter mailed to residents as well as press releases, text alerts, etc.

The Brown Act establishes requirements governing the location, platform, and methods by which an agenda must be accessible for all meetings and requirements for virtual and hybrid (in-person and virtual) meetings. The City of Pasadena notices and conducts its meetings in compliance with the Brown Act.

Complaints and requests for assistance can be anonymously submitted at City Hall through the Pasadena City Service Center online, by phone, or in person at Pasadena City Hall. Specific issues like code violations, parking, graffiti, or fraud can be reported using the online GO-REQUEST system or the

[6] City of Pasadena. *City Council Meeting Policy*. Retrieved from https://www.cityofpasadena.net/city-clerk/wp-content/uploads/sites/21/City-Council-Meeting-Policy.pdf
[7] City of Pasadena FY 2025-26 Adopted Budget, OpenGov Budget Portal. Retrieved from https://stories.opengov.com/pasadenaca/9d68deb8-fcfa-46a1-8339-6cda185c2fde/published/-v5Ysn2kd

Fraud Hotline. There is also a mediation program for complaints against police officers. Once a complaint or service request is received, it is routed to the appropriate department to be addressed while maintaining direct communication with the complainant to ensure clear goals, expectations, and outcomes.

The City has demonstrated accountability and transparency in its disclosure of information and cooperation during the process of this MSR. The City responded to the questionnaires and cooperated with document requests.

City Policies

Although the City's General Plan identifies a SOI boundary for the City, it does not address annexation of its SOI or other unincorporated areas.

B. SOI Plan

Current Sphere of Influence

The City's sphere of influence (SOI) is shown in Figure 4-1, located at the end of this chapter. The SOI area is located adjacent to the southeastern boundaries of the City north of Huntington Drive and west of Rosemead Boulevard. Pasadena's current SOI was initially established on April 11, 1973, and was reconfirmed through formal actions on December 8, 2004, and it was reconfirmed again on November 14, 2012.

Pasadena's SOI includes two designated study areas located within the East Pasadena unincorporated community. Both Study Areas P-1 and P-2 were included in the original SOI established on April 11, 1973. Study Area P-2 was originally established as a joint SOI between the Cities of Arcadia and Pasadena; the joint SOI was eliminated, resulting in the removal of Arcadia, on December 8, 2004.

Study Area P-1

Study Area P-1 is located along the southeastern boundary of Pasadena, west of Rosemead Boulevard (State Route 19), within the East Pasadena unincorporated community. The City of Arcadia lies to the east. Study Area P-1 includes 837 parcels that total 210.85 acres. This area has 1,167 dwelling units (673 single family, 171 multifamily, and 318 units on parcels with commercial assessed uses). Buildings classified in the non-residential use categories include 673,163 square feet of commercial, 94,641 square feet of industrial, and 18,641 square feet of institutional. Building square footage is not included for parcels with an assessed government use (2 parcels) and other publicly owned parcels. The area includes a mix of residential, commercial, and light industrial uses.

Study Area P-2

Study Area P-2 is located south of Study Area P-1, along the southeastern boundary of Pasadena, west of Rosemead Boulevard, within the East Pasadena unincorporated community. Study Area P-2 includes 103 parcels that total 95.64 acres. This area is predominantly single-family residential consisting of 93 dwelling units. In addition, the area includes buildings classified in the non-residential use categories consisting of 40,902 square feet of commercial (1 parcel). The building square footage does not include parcels with an assessed government use, consisting of one parcel with the study area (1 parcel).

Extraterritorial Services

Table 4-1 summarizes extraterritorial services provided by the City. Pasadena provides water service, through its Water and Power Department to unincorporated areas, including an area in La Cañada

Flintridge and portions of unincorporated Altadena, East Pasadena, and East San Gabriel, as shown in Figure 3-4. Extraterritorial water service provided by the City includes the entirety of its SOI. Based on the age of Pasadena Water and Power's water pipelines, water service areas outside of Pasadena's city limits were largely established prior to 1950, including services in the western and southeastern areas of unincorporated Altadena and in the unincorporated East Pasadena and East San Gabriel areas. Services to the northeastern portion of unincorporated Altadena appear to have been established prior to 1950, with extensions of the service area occurring from 1950 to 1999.[8] While the City's Sewer Master Plan and Sewer System Management Plan only reference service within the City's boundaries, the City's online map of sewer infrastructure identifies sewer facilities outside the City boundaries, primarily areas of La Cañada Flintridge (Jet Propulsion Laboratory and a separate residential neighborhood) and the unincorporated community of San Pasqual.

Table 4-1: City of Pasadena Extraterritorial Services

Service Type	Community / General Area	Number of Connections	LAFCO Agreement	If out of area service, when was Service Established?
Pasadena Water and Power / Potable Water Service	La Cañada Flintridge: Jet Propulsion Laboratory, open space west of Annandale Canyon Park Unincorporated Altadena: Southwest area (W. Sacramento St/W. Woodbury Rd/Figueroa Dr, Hill Avenue/E. Mendocino St/Allen Ave) Eaton Canyon Park Golf Course Unincorporated San Pasqual: S. Berkeley Ave Unincorporated East Pasadena and North East San Gabriel: Eaton Wash/Greenwood Ave/S. Rosemead Blvd, W. Colorado Blvd, Blanche St. S. Michillinda Ave, Southview Rd, E. Fairview Ave	6,626[1]	None	Altadena area: Majority of service established prior to 1950, with some expansion of services in the eastern portion from 1950 to 1999. East Pasadena / East San Gabriel: Majority of service established prior to 1950.[2] Service connections after 2001: 1,082. *Not all service connections are the result of new service to a parcel. See Footnote 3 below.*
Sewer / Sewer Service	La Cañada Flintridge: Jet Propulsion Laboratory (JPL) and Sacred Heart/Saint Katherine Dr/Inverness Dr areas Unincorporated Altadena: W. Woodbury Road/Windsor Ave Eaton Canyon Park Golf Course Unincorporated San Pasqual Unincorporated East Pasadena: Sunnyslope Blvd North East San Gabriel: Fulton Ave	803	None	La Cañada Flintridge, St. Katherine Dr. area: Late 1920s La Cañada Flintridge, JPL area: 1950s Altadena, N. of Lehigh St: Late 1950s San Pasqual: late 1990s

[1]City of Pasadena, 2026. Email from Yan Qu, City of Pasadena, Pasadena Water and Power. September 1, 2026.
[2]Pasadena Water and Power, 2020. Water System and Resources Plan, Appendix B, Figure B-4.

[8]Pasadena Water and Power, 2020. Water System and Resources Plan, Appendix B, Figure B-4.

[3]City of Pasadena, 2026. Email from Yan Qu, City of Pasadena, Pasadena Water and Power. September 1, 2026. The service connections dated 2001 and later include the following:

1. The predominant reason is due to water distribution main replacement, which results in an upgraded service connection and a new date for the service connection.
2. The second most common reason for a service connection is due to service repairs. If a broken service needs to be replaced, the service installation date is automatically changed to the date of replacement.
3. The third reason is due to the re-development of existing property. Some re-development projects require a new fire service connection, some require an upsizing of existing domestic service, and some require more service connections than prior to re-development.
4. It is very rare (if any) that there is a parcel that is not served by PWP, but had a new service connection in or after 2001.

Disadvantaged Unincorporated Communities

A Disadvantaged Unincorporated Community (DUC) is defined as an area of inhabited territory located within an unincorporated area of a county in which the annual median household income is less than 80 percent of the statewide median household income. State law considers an area with 12 or more registered voters to be an inhabited area. LAFCO designated the DUCs in the County using 2016-2020 American Community Survey data, meaning any unincorporated area wherein the median household income is less than $62,939. As of the latest available information, there is one DUC adjacent to the City of Pasadena, as identified in Table 4-2 and shown in Figure 4-1.

Table 4-2: Disadvantaged Unincorporated Communities - City of Pasadena SOI and Vicinity

DUC Name/Location	Acres	Service Currently Provided / Service Provider	Service Deficiencies
Census Tract/Block Group 060374613003	90.4	Fire: CFPD Water: City of Pasadena Water and Power Sewer: LACSD No. 17	No known deficiencies

Source: LAFCO, 2025. GIS data; City of Pasadena, 2025.

Requested Modifications

The City requested minor modifications to the SOIto reduce potential division of existing neighborhoods and to address any parcels split by the SOIs of either Pasadena or the neighboring SOI of San Marino.

C. Land Use, Growth, and Population Projections

Land Use

Existing Land Uses

According to Los Angeles County GIS parcel data (July 2025), the City of Pasadena includes approximately 11,955.7 acres of assessed land uses, with 65,927 dwelling units and approximately 134.9 million square feet of building area. The SOI includes an additional 305.8 acres of assessed land uses, with 1,260 units and approximately 2.6 million square feet of building area. Table 4-3 summarizes assessed land use designations in the City and its SOI. Assessed land uses for the City of Pasadena and its SOI are shown in Figure 4-2, located at the end of this chapter.

Residential uses dominate both the City and SOI. Within the City, single-family residential is the largest assessed use category at 6,024.9 acres (31,568 units), followed by multi-family residential at 1,113.1 acres (27,019 units). Government lands represent the second-largest use category (2,140.4 acres), reflecting municipal facilities and public properties. Commercial uses account for 1,002.6 acres and the greatest non-residential building area at approximately 39.1 million square feet, consistent with

Pasadena's role as a regional employment and retail center. Institutional uses (637.3 acres, approximately 9.8 million square feet) reflect the presence of major educational and healthcare campuses. The SOI is predominantly single-family residential (243.7 acres), with limited commercial, multi-family, and miscellaneous development.

Table 4-3: City of Pasadena Assessed Land Use Designations

Assessed Land Use	City of Pasadena			Pasadena SOI			Total		
	Acres	Units	Building S.F.	Acres	Units	Building S.F.	Acres	Units	Building S.F.
Commercial	1,002.6	4,611	39,089,380	26.0	318	714,065	1,028.6	4,929	39,803,445
Government	2,140.4	10	879,797	3.3	0	0	2,143.7	10	879,797
Industrial	156.4	1,396	4,767,431	2.6	2	94,641	159.0	1,398	4,862,072
Institutional	637.3	1,307	9,808,834	2.3	2	18,641	639.7	1,309	9,827,475
Irrigated Farm	0.3	0	0	--	--	--	0.3	0	0
Miscellaneous	313.3	2	252,725	12.6	1	120	325.9	3	252,845
Recreational	503.1	13	938,709	--	--	--	503.1	13	938,709
Residential - Mobile Home Park	--	--	--	0.3	0	240	0.3	0	240
Residential - Multi-Family	1,113.1	27,019	24,243,327	14.9	171	150,916	1,128.0	27,190	24,394,243
Residential - Single Family	6,024.9	31,568	54,911,061	243.7	766	1,636,757	6,268.7	32,334	56,547,818
Unreported	64.2	1	1,696	--	--	--	64.2	1	1,696
Total	**11,955.7**	**65,927**	**134,892,960**	**305.8**	**1,260**	**2,615,380**	**12,261.5**	**67,187**	**137,508,340**

Source: Los Angeles County GIS parcel data, July 2025

General Plan

The City's General Plan was updated in 2015 and included updates to the Land Use and Mobility Elements. Since that time, the City has adopted updates to individual elements, including Land Use (last amended in 2026), Housing (updated in 2022), and Safety (incorporated the Local Hazard Mitigation Plan in 2025). The City is in the process of preparing an Environmental Justice Element.

The Land Use Element establishes the long-term plan for how Pasadena should grow and develop, establishing a range of residential, commercial, mixed-use, institutional, open space, and right-of-way designations across the City and its SOI. Residential designations span a spectrum from Low Density through High Density and Urban Housing, reflecting Pasadena's established single-family neighborhoods as well as transit-oriented multifamily and mixed use corridors. Mixed-use designations (Low Mixed Use, Low-Medium Mixed Use, Medium Mixed Use, and High Mixed Use) support pedestrian-oriented commercial and residential development along major corridors. Institutional lands reflect the City's substantial civic, educational, and healthcare campus presence, while Open Space and Research and Development (R&D) Flex Space designations address regional park/natural resource lands and Pasadena's technology employment base. General Plan land use designations by acreage for the City and SOI are shown on Figure 4-3, located at the end of this chapter, and identified in Table 4-4.

The SOI encompasses approximately 390 acres, designated by the General Plan as Low Density Residential (271.3 acres), Medium Mixed Use (47.2 acres), and Right-of-Way (71.2 acres), indicating that unincorporated territory adjacent to Pasadena is predominantly low-density residential in

character. The City revised its General Plan Land Use Map in September 2026 to reflect the LAFCO-adopted SOI. The SOI boundary identified by LAFCO, as shown on Figure 4-1 at the end of this chapter, is the official SOI established by LAFCO for the City of Pasadena, as State law (Cortese-Knox-Hertzberg Act) authorizes LAFCOs exclusively to establish and amend SOIs.

Table 4-4: City of Pasadena General Plan Land Use Designations

Land Use Designation	City	SOI	Total
Low Density Residential	5,449.8	271.3	5,721.2
Low Medium Density Residential	407.5	--	407.5
Medium Density Residential	556.2	--	556.2
Medium-High Density Residential	419.0	--	419.0
High Density Residential	183.4	--	183.4
Urban Housing	22.6	--	22.6
Low Mixed Use	154.1	--	154.1
Low-Medium Mixed Use	39.7	--	39.7
Medium Mixed Use	496.1	47.2	543.3
High Mixed Use	199.5	--	199.5
Low Commercial	261.0	--	261.0
Medium Commercial	92.3	--	92.3
R&D Flex Space	150.7	--	150.7
Institutional	884.7	--	884.7
Open Space	2,417.0	--	2,417.0
ROW	3,071.7	71.2	3,142.9
Total	**14,805.3**	**389.8**	**15,195.1**

Source: City of Pasadena, 2025.

Specific Plans

Specific Plan areas established by the City of Pasadena are shown on Figure 4-4, located at the end of this chapter. Maximum development capacities established by the City's General Plan Land Use Element for the Specific Plans were removed in 2022.[9]

Central District Specific Plan: The Central District is the city's primary urban center. It is designed to be a walkable, transit-oriented hub for working, shopping, and living.

East Colorado Specific Plan: The East Colorado Specific Plan targets the corridor near Pasadena City College and Caltech. It emphasizes transit-oriented development and pedestrian-friendly streetscapes.

East Pasadena Specific Plan: East Pasadena is a major regional retail and employment center. The East Pasadena Specific Plan focuses on expanding existing businesses and adding housing near transit to allow residents to live close to their jobs.

Fair Oaks/Orange Grove Specific Plan: The Fair Oaks/Orange Grove Specific Plan is designed to reestablish this area as a lively focal point through pedestrian- and transit-oriented concepts. .

[9] City of Pasadena, 2022. Resolution No. 9915, adopted May 23, 2022.

Lamanda Park Specific Plan: The Lamanda Park Specific Plan is a new initiative envisioning a research and development hub with light industrial and creative businesses located near the Sierra Madre Villa Metro Station.

Lincoln Avenue Specific Plan: The Lincoln Avenue Specific Plan aims to transform an industrial corridor into a vibrant mixed-use neighborhood. The LASP area serves as a northern gateway to the city.

North Lake Specific Plan: One of the city's earliest plans, the North Lake Specific Plan focuses on creating a safe pedestrian environment and supporting development near the Gold Line station.

South Fair Oaks Specific Plan: The South Fair Oaks Specific Plan focuses on creating a health-oriented and innovative mixed-use district near Huntington Hospital. It integrates medical services and educational opportunities with housing.

West Gateway Specific Plan: The Western Gateway Specific Plan centers on arts, culture, and education, building on the presence of the Norton Simon Museum and Ambassador Auditorium.

Planned and Proposed Development

Table 4-5 identifies proposed development projects within the City of Pasadena as of 2025, reflecting a mix of residential and non-residential activity across the city. The majority of listed projects are exclusively residential, proposing new dwelling units with no associated commercial square footage, and are distributed across several mid- and north-city corridors. A smaller number of projects involve substantial non-residential floor area, concentrated primarily along the East Colorado Boulevard corridor and within the Old Pasadena core, with one project combining both residential units and commercial space. In aggregate, the projects listed in the table represent approximately 1,094 new dwelling units and roughly 844,185 square feet of new non-residential floor area. The City does not have any pending annexation projects.

Table 4-5: Proposed Development Projects

APN	Address	New Units	New Sq. Ft.
5723-005-029	270 N Los Robles Ave	105	-
5722-024-117	350 Cordova St	86	-
5737-007-065	1501 E Walnut St	83	-
5723-015-081	111 N Madison Ave	81	-
5723-015-028	127 N Madison Ave	49	-
5757-030-001	178 N Halstead St	48	-
5719-022-101	995 S Fair Oaks Ave	76	-
5723-015-081	111 N Madison Ave	81	-
5722-025-053	39 S Los Robles Ave	77	-
5723-028-033	88 N Oakland Ave	55	-
5725-002-911	710 N Fair Oaks Ave	26	-
5725-002-913	710 N Fair Oaks Ave	38	-
5713-002-017/016 & 5713-003-025	100 W Walnut St / 75 W Holly St / 77 W Union St	-	402,500
5722-008-002/012/017/016/ 019	465-577 S Arroyo Parkway	289	3,000

APN	Address	New Units	New Sq. Ft.
5738-009-031/052/054/073/074	39 N Hill Ave / 1355 E Colorado Blvd / 36-56 N Holliston Ave /	-	349,090
5736-001-001/002/003/004	1336-1350 E Colorado Blvd	-	89,595
TOTAL	-	1,094	844,185

Source: City of Pasadena, 2025.

Population, Housing, and Employment Trends

As shown in Table 4-6, the City of Pasadena has experienced steady population growth since 2000, increasing from 133,936 to 140,631 residents by 2025, representing an approximate 1.4 percent increase between 2020 and 2025. Housing units grew from 54,132 in 2000 to 63,960 in 2025, with a 3.8 percent increase from 2020-2025. Housing supply has expanded at a notably faster rate than population growth, resulting in decreasing average household sizes and reflecting continued residential development activity within the City. Average household size has declined from 2.52 persons in 2000 to 2.26 persons in 2025, a 7.4 percent decrease between 2020 and 2025, indicating a trend toward smaller household compositions. Average household income more than doubled from $46,012 in 2000 to $105,048 in 2025, demonstrating sustained improvement in residents' economic conditions.

Table 4-6: City of Pasadena Demographic Trends

Demographic Characteristics	2000	2010	2020	2025	% Change 2020-2025
Population	133,936	137,122	138,699	140,631	1.4%
Housing Units	54,132	59,551	61,643	63,960	3.8%
Jobs	106,320	102,876	103,125	112,398	9.0%
Average Household Size	2.52	2.46	2.44	2.26	-7.4%
Median Household Income	$46,012	$65,422	$85,129	$105,048	23.4%

[1]Jobs data reflects 2002, 2010, 2020, and 2023 data as U.S. Census Bureau OnTheMap jobs data is limited to 2002-2023.
[2]Median household income reflects 2024 data as U.S. Census Bureau ACS 1-Year Estimates (2024) is most current data.
Source: U.S. Census Bureau — Decennial Census SF1 (2000, 2010), PL94-171 (2020), ACS 5-Year Estimates (2010, 2020); CA Department of Finance E-5 Report, January 1, 2025; LEHD OnTheMap.

Growth Projections

Three primary sources inform growth projections for the City of Pasadena: the City's 2015 General Plan buildout scenario, SCAG's 2024 Demographics and Growth Forecast Technical Report, and the City's adopted 2021–2029 Housing Element, which establishes the City's 6th Cycle Regional Housing Needs Assessment (RHNA) allocation.

The City's 2015 General Plan, with a planning horizon of 2035, establishes a theoretical buildout scenario for the City reflecting full development of the Land Use Diagram at maximum allowable densities as shown in Table 4-7. At buildout, the General Plan projects a population of 163,411, a total of 71,953 housing units, and 151,671 jobs citywide. The General Plan EIR identifies a net increase of approximately 12,312 residential units over baseline conditions. The General Plan does not contemplate SOI annexation, and the buildout scenario applies to the City's existing incorporated boundary. Additionally, the 2015 General Plan predates the 6th Cycle Housing Element adopted in 2022 and does not directly reflect the current RHNA allocation or recent housing production trends.

Table 4-7: City of Pasadena – General Plan Growth Projections

Growth Projections	Buildout (2035)
Population	163,411
Housing Units	71,953
Jobs	151,671

Source: City of Pasadena General Plan EIR, Table 5.10-22, 2015

SCAG's 2024 Demographics and Growth Forecast Technical Report projects more moderate growth for Pasadena. Between 2019 and 2050, SCAG forecasts population growth of approximately 4.4 percent from 139,100 to 145,200 residents, housing unit growth of 16.3 percent from 57,500 to 66,900 units, and job growth of 11.6 percent from 129,200 to 144,200 jobs. By 2035, SCAG projects a population of approximately 143,700, a housing stock of 65,100 units, and 142,500 jobs.

The General Plan buildout population of 163,411 is higher than SCAG's 2050 projection of 145,200. This divergence reflects the fundamental distinction between a buildout scenario and a growth forecast calibrated to regional demographic and market trends. SCAG's projections suggest that actual development is expected to occur at a considerably slower pace than full buildout capacity, consistent with Pasadena's character as a largely built-out, infill-dependent city. Similarly, the General Plan buildout housing unit figure of 71,953 exceeds SCAG's 2050 projection of 66,900 by approximately 5,000 units.

Table 4-8: Southern California Association of Governments Forecasts – City of Pasadena

Forecast	2019	2035	2050	2019-2050 Change
Population	139,100	143,700	145,200	4.4%
Housing Units	57,500	65,100	66,900	16.3%
Jobs	129,200	142,500	144,200	11.6%

Source: Southern California Association of Governments Demographics & Growth Forecast Technical Report, 2024

Pursuant to State Housing Element Law, SCAG allocated Pasadena a 6th Cycle RHNA of 9,429 new residential units for the planning period 2021 through 2029, as shown in Table 4-9. The RHNA is distributed across four income categories: 2,747 Very Low Income units (29%), 1,662 Low Income units (18%), 1,565 Moderate Income units (17%), and 3,455 Above Moderate Income units (37%). The City's 2021–2029 Housing Element, adopted by the City Council on July 18, 2022, demonstrates that sufficient capacity exists within the City's existing zoning framework to accommodate all 9,429 RHNA units, primarily through mixed-use development in the Central District, areas surrounding Metro light rail stations, and neighborhood villages consistent with the 2015 General Plan Land Use Element.

The 2015 General Plan does not directly reflect the 6th Cycle RHNA, as the RHNA allocation was not established until 2021. However, the 2021–2029 Housing Element was prepared in consistency with the 2015 General Plan Land Use Element, and the sites inventory demonstrating RHNA capacity relies on land use designations and densities established by the General Plan.

Table 4-9: Regional Housing Needs Allocation – City of Pasadena

Income Group	% of County Area Median Income (AMI)	Number of Units Allocated	Percent of Total Allocation
Very Low[1]	0-50%	2,747	29%
Low	>50-80%	1,662	18%
Moderate	>80-120%	1,565	17%
Above Moderate	120%+	3,455	37%
Total	---	**9,429**	**100%**

Source: City of Pasadena 2021-2029 Housing Element, 2022.
Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data.

D. Municipal Services

As shown in Table 4-10, the City of Pasadena directly provides a range of municipal and community services focused on local government functions and quality of life. These include city administration, fire protection, emergency medical services, law enforcement, planning, building, public works, parks and recreation, library, street maintenance, electricity, potable water, and solid waste (residential) are all delivered directly by the City of Pasadena. Other services, such as wastewater treatment, regional flood control, natural gas, and solid waste (non-residential) are provided by contract agencies and outside agencies.

Table 4-10: City of Pasadena Municipal Services

Service Type	Responsible Agency	Service Provider
General government (administration, finance, planning, building, public works)	City	City of Pasadena
Animal Care & Control	City (Contract)	Pasadena Humane
Electricity	City (City-operated municipally-owned utility)	Pasadena Water and Power (PWP)
Emergency Medical (Ambulance)	City	City of Pasadena
Fire Protection	City	City of Pasadena
Housing	City	City of Pasadena
Law Enforcement	City	City of Pasadena
Library	City	City of Pasadena
Natural Gas	Investor-owned Utility	SoCalGas
Parks and Recreation	City of Pasadena	City of Pasadena
Potable Water	City (City-operated municipally-owned utility)	PWP
Public Health	City	City of Pasadena
Recycled Water	City (City-operated municipally-owned utility via contract)	City of Glendale (via PWP)
Solid Waste	City (one to four unit residential), Private providers (multifamily (five and more units) residential and non-residential)	City of Pasadena, various City-licensed non-exclusive franchise haulers

Service Type	Responsible Agency	Service Provider
Stormwater Management / Flood Protection	City	City of Pasadena
Street Maintenance	City	City of Pasadena
Transit	City; Joint Powers Authority	City of Pasadena; Foothill Transit (Joint Powers Authority)
Wastewater Collection (local)	City	City of Pasadena
Wastewater Treatment and Disposal	Special District	Los Angeles County Sanitation District Nos. 15 (small southeast area of City), 16 (majority of City), 17 (small northern areas of City)
Telecommunication / Broadband	Private providers	Private providers
Vector / Pest Control and Abatement	Special District	San Gabriel Valley Mosquito and Vector Control District

Source: LAFCO GIS Data, 2025l De Novo Planning Group, 2025

Government Services

General government services are primarily provided by elected officials and City management. The City has a Council-Manager form of government with seven City Council districts, each electing a Councilmember to a four-year term. The City Council is responsible for setting policies, passing ordinances, adopting the budget, appointing committee members, and hiring the City Manager, City Attorney/City Prosecutor, and the City Clerk.

The **Office of the City Manager** provides oversight and direction to ensure that all departments are responding to City Council goals, applying policy consistently, identifying key issues that need Council direction, keeping abreast of the changing needs of the community, and planning the services, programs and projects that will ensure Pasadena maintains its status and character as a great community.

The **Office of the City Clerk** maintains and preserves official City records, which are stored and archived in a physical records center, as well as digitized and archived in a virtual records center that resides on the City's enterprise content management system. The Pasadena Municipal Code is also administered by the Office of the City Clerk. The City Clerk additionally serves as the City's Election Official, administering municipal elections.

The **Department of Finance** is responsible for the overall financial and accounting management of the City, ensuring adherence to generally accepted accounting principles and maintaining appropriate internal controls to safeguard City assets. Services provided by the Department include fiscal oversight, accounting and analysis, debt management, investments, purchasing, budgeting, cashiering, collections, accounts receivable, accounts payable, and payroll.

The **Human Resources Departmen**t delivers strategic and operational programs and services to select, support, and develop a workforce that effectively serves customers. The Department manages employee benefits and compensation, training and development programs, and health and safety initiatives.

The **Office of the City Attorney / City Prosecutor** represents the City of Pasadena and works to arrive at creative solutions, which effectively address issues affecting residents and businesses in the City and

ensure that the public interest is well served in the areas of civil representation and criminal prosecution. Virtually every program and service offered by the City depends upon support from this department in its establishment, development and operation.

Law Enforcement

The City of Pasadena Police Department (Pasadena Police Department) provides police services to the City. The Department provides law enforcement services throughout the Pasadena community through a "Community Service Policing" approach, with each division focused on providing emergency response, assuring the quality of life in Pasadena neighborhoods including crime reduction, and service to youth. The Field Operations Division is responsible for the Pasadena Police Department's core public safety functions, delivering visible, proactive, and responsive police services throughout the city, and comprises the Patrol Section, Event Planning Section, and Counter Terrorism Unit. The Pasadena Police Department responds to emergency calls for service, conducts preliminary and criminal investigations, enforces traffic laws, and conducts traffic collision investigations. The Event Planning Section provides police staffing for special events within the City of Pasadena, including the Rose Bowl Stadium, with public safety and customer satisfaction as its primary objectives.

The Pasadena Police Department operates specialized units to support its community policing mission. These resources include the Patrol Section, Air Operations Section, K-9 Officers, the Homeless Outreach and Psychiatric Evaluation (HOPE) Team, Park Safety, the Safe Schools Team (SST), and the Anti-Crime Team. The HOPE Team, established on January 8, 2002, is a partnership between the Pasadena Police Department and the Los Angeles County Department of Mental Health, providing mental health and law enforcement emergency response to those in need of mental health, housing, and related social services. The team's target population includes street-level and sheltered homeless individuals as well as mental health consumers within the city limits.

The Pasadena Police Department administers several youth outreach programs. The Police Explorer Program is open to young men and women ages 14 to 21, providing an opportunity for young adults to work with officers and employees of the Pasadena Police Department and to explore careers in law enforcement. The Department also offers the Police Activities League (PAL), the Junior Public Safety Academy (JPSA), and the Kids Safety Academy, providing youth with opportunities to learn life skills and public safety awareness.

Table 4-11 summarizes crimes by type in the City of Pasadena from 2022 through 2025.

Table 4-11: Crimes by Type, City of Pasadena 2022-2025

Type of Crime	2022	2023	2024	2025	% Change (2022 to 2025)
Homicide	7	6	1	1	-86%
Rape	28	43	44	42	50%
Robbery	117	169	158	159	36%
Aggravated Assault	359	480	431	373	4%
Burglary	543	550	735	569	5%
Larceny Theft	2,172	2,575	2,461	2,294	6%
Auto Theft	334	304	363	281	-16%
Arson	33	35	34	56	70%

Source: California Department of Justice, 2025: https://openjustice.doj.ca.gov/exploration/crime-statistics/crimes-clearances (2022 - 2025 data); FBI Crime Data Explorer, 2026 (2025 data)

As of FY 2025-26, the Pasadena Police Department maintains an annual operating budget of $111,336,000.[10] The FY 2026-2030 Capital Improvement Program identifies a budget of $709,000 for Pasadena Police Department facility maintenance, with the majority of maintenance activities anticipated for completion between FY 2025 and FY 2026.

Fire Protection / Ambulance Services

The City of Pasadena Fire Department (Pasadena Fire Department) provides fire protection and emergency services to the City.

The Pasadena Fire Department operates eight fire stations distributed across the City. The stations and their locations are as follows: Station 31 (135 S. Fair Oaks Ave.), Station 32 (2424 E. Villa St.), Station 33 (515 N. Lake Ave.), Station 34 (1360 E. Del Mar Blvd.), Station 36 (1140 N. Fair Oaks Ave.), Station 37 (3430 E. Foothill Blvd.), Station 38 (1150 Linda Vista), and Station 39 (50 S. Avenue 64).

The Department's Operations Division provides 24-hour emergency response from all eight stations. Daily staffing consists of one Battalion Chief, ten Fire Captains, ten Fire Engineers, and thirty Firefighters and Firefighter Paramedics per shift. The Department operates two truck companies, eight engines, and five rescue ambulances. The Department currently employs 192.5 full-time employees, or approximately 1.37 personnel per 1,000 residents.

The ISO evaluates the ability of fire protection agencies to respond to fire incidents in their communities, with class one (1) being the highest rating and ten (10) being the lowest. The Department holds an ISO Class 1 rating, the highest classification available, reflecting the highest standard of fire protection capability.

Table 4-12 summarizes the response times goals and actual response times for the Pasadena Fire Department deployment system to fire, emergency medical, and other incidents across its service area for calls in 2022 through 2024. These response times reflect the total operational response interval, which includes dispatch processing, crew turnout, and travel time to the incident scene. The Pasadena Fire Department's response time goals are 8:00 minutes for structure fire incidents and 4:00 minutes for medical incidents, as summarized in Table 4-12.

For fire incidents, the Pasadena Fire Department met its 8:00-minute goal on an average-response-time basis in all three years, with average total response times of 6:06 minutes in 2022, 6:16 minutes in 2023, and 5:57 minutes in 2024. On a 90th-percentile basis, however, response times did not reach the target goal each year, ranging from 9:11 minutes in 2024 to 9:36 minutes in 2023. For medical incidents, average total response times ranged from 5:15 to 5:23 minutes, and 90th-percentile times ranged from 7:58 to 8:15 minutes—both did not reach the Department's 4:00-minute medical goal in all three years. Response times for the small number of "other" incidents were more variable, reflecting the very low call volume in that category.

Medical calls represent the substantial majority of the Pasadena Fire Department's total incident workload. Across both major categories, average response times remained relatively stable year-over-year, with no pronounced upward or downward trend in response performance over the 2022–2024 period.

The Pasadena Fire Department's adopted General Fund budget for FY 2025-26 is $74,026,000.

[10] City of Pasadena Adopted Budget 2026

Table 4-12: Fire Department Response Time (Fire Incidents), 2022-2024

Type	2022	2023	2024
Response Time Goals			
Structure Fire	8:00 minutes		
Medical	4:00 minutes		
Fire			
Number of Incidents	3,511	3,401	2,768
Response Times (seconds)			
Average Total Response Time	366 6:06 minutes)	376 (6:16 minutes)	357 (5:57 minutes)
90th Total Response Time	571 (9:31 minutes)	576 (9:36 minutes)	551 (9:11 minutes)
Medical			
Number of Incidents	15,406(	16,237	16,373
Response Times (seconds)			
Average Total Response Time	321 (5:21 minutes)	323(5:23 minutes)	315 (5:15 minutes)
90th Total Response Time	492(8:12 minutes)	495(8:15 minutes)	478 (7:58 minutes)
Other Incidents			
Number of Incidents	13	15	6
Response Times (seconds)			
Average Total Response Time	447 (7:27 minutes)	429 (7:09 minutes)	529 (8:49 minutes)
90th Total Response Time	754 (12:34 minutes)	644 (10:44 minutes)	718 (11:58 minutes)

Source: City of Pasadena, 2025. MSR Questionnaire Responses. City of Pasadena, 2025. 2025 Operating Budget Fire Key Performance Indicators.

Pasadena provides mutual and automatic aid to its immediate neighbors and supports the region and state through the California Master Mutual Aid Agreement. Further, Pasadena participates in the Verdugo Fire Communications Center, an enterprise agency owned by the Cities of Burbank, Glendale, and Pasadena, that provides regional public safety and emergency communications and mutual aid between the member cities as well as 10 contracting cities (Alhambra, Arcadia, Monrovia, Montebello, Monterey Park, San Gabriel, San Marino, Sierra Madre, South Pasadena, and West Covina). As summarized in Table 4-14, the Pasadena Fire Department maintains automatic aid agreements with 15 neighboring fire agencies, under which resources are dispatched across jurisdictional boundaries without prior approval based on proximity and availability. In FY 2024, the Department received a total of 747 auto-aid responses from partner agencies and provided 686 responses in return. The most active mutual exchange relationships were with San Marino Fire Department (232 received / 57 given), South Pasadena Fire Department (219 received / 147 given), and Glendale Fire Department (91 received / 127 given). The Department also maintains auto-aid agreements with Los Angeles County Fire Department, the Los Angeles Fire Department, and Angeles National Forest, though these relationships involve relatively lower incident volumes.

Table 4-14: Automatic Aid Agreements for Fire Protection

Mutual Aid Agency	Total # Auto-Aids Received in FY24	Total # Auto-Aids Given in FY24
Angeles National Forest	0	22
Los Angeles County Consolidated Fire Protection District (CFPD)	29	143
Los Angeles Fire Department	4	16
Glendale Fire Department[1]	91	127
South Pasadena Fire Department[1]	219	147
Arcadia Fire Department[1]	40	85
San Marino Fire Department[1]	232	57
Sierra Madre Fire Department[1]	96	25
Burbank Fire Department[1]	9	22
Monrovia Fire Department[1]	3	9
San Gabriel Fire Department[1]	4	14
Alhambra Fire Department[1]	13	11
Montebello Fire Department[1]	2	3
West Covina Fire Department[1]	2	1
Monterey Park Fire Department[1]	3	4

[1]Member and contract cities auto-aid provided pursuant to the Verdugo Fire Communications Agency and Service Agreements with contract cities.
Source: City of Pasadena, 2025

The City evaluates and updates auto-aid agreements on an annual basis or based on the length of the agreement. All current agreements provide adequate coverage and protection for day-to-day operations. For extraordinary circumstances, Pasadena relies on these agreements and the California Master Mutual Aid Agreement for additional resources.

The City regularly reviews its levels of service and operational needs. In response to the MSR Questionnaire, City representatives identified while units arrive to most populated areas within the four-minute benchmark, there are gaps northeast of Station 36 and south of Station 31 where response times are increased. A section of the Angeles Crest that is Pasadena's boundaries can have response times up to 20 minutes, with calls in this area generally triggering a response from the Los Angeles County Consolidated Fire Protection District (CFPD).

In response to the MSR Questionnaire, City representatives noted that the Pasadena Fire Department is seeking funding for a potential bond for station renovations and the addition of a 9th station. If approved, potential locations for the 9th station include the north side of the city, near east Washington Blvd., between Lake Ave. and N. Hill Ave, the southern part of the city, along Los Robles Ave. between S. Arroyo Parkway and El Molino Ave., or near the Rose Bowl. City representatives noted that major equipment needs of the Pasadena Fire Department include a Type 1 heavy urban search and rescue replacement vehicle, water tender replacement, and a training facility/tower.

The Pasadena Fire Department's 10-Year Operational and Organizational Plan (10-Year Plan), presented to the City Council on September 29, 2025, identifies that the demand for Pasadena Fire Department services is affected by multiple factors, including an increase in the number of special events in the City, a growing and aging population, additional urban development, including high density housing, infill,

and commercial expansion, and environmental change and greater wildfire risks across the region and the State. The 10-Year Plan includes measures to address infrastructure and service needs, including:

- 1-2 years (FY 2026 and FY 2027): Add a second Battalion Chief position (three full-time positions);
- 2-5 Years: Add a 9th fire suppression company (12 personnel), add a 7th rescue ambulance (6 personnel), and replace Station 33; and
- 5-10 Years: Add a 9th fire station, an 8th rescue ambulance (6 personnel), and a 3rd ladder truck (12 personnel) and replace Station 37.

The 10-Year Plan anticipates a total of $103.8 million in additional personnel costs associated with the additional personnel and apparatus costs of approximately 10 million, identifying additional costs associated with weed abatement and brush clearance ($11.2 million) and a training center, estimate to cost from $14 to $20 million. The FY 2025 budget projected $69.6 million in Pasadena Fire Department expenses, funded primarily through the General Fund. The FY 2026-2030 Capital Improvement Program anticipates $8.4 million of Pasadena Fire Department projects, with fire station renovations and improvements listed as the top priority.

Animal Services

Animal care and control services for the City of Pasadena are provided under contract by the Pasadena Humane, a nonprofit community-supported animal resource center that has served the greater Los Angeles area since 1903. As part of this service, field service officers are available to promptly respond to animal care issues and concerns. These field service officers respond to calls to rescue sick or injured animals, reunite lost pets with their owners, removal of deceased animals from public areas, and investigation of animal abuse and neglect. The Pasadena Humane shelter and animal care center is located at 361 S. Raymond Avenue within the City of Pasadena.

Vector Control

The San Gabriel Valley Mosquito and Vector Control District (SGVMVCD), an independent special district, provides ongoing mosquito and vector control services within the City of Pasadena. SGVMVCD provides routine services including the identification, prevention, and control of mosquito-borne diseases and biting black flies. SGVMVCD responds to case-by-case service requests for mosquito issues and neglected pools that may serve as mosquito breeding sources. The City does not pay for these services, which are instead funded by a benefit assessment levied on each parcel within SGVMVCD. SGVMVCD was formed in 1989 and currently provides services to 26 cities across the San Gabriel Valley, including Pasadena.

Previously, the City of Pasadena provided its own mosquito and vector control services. In 2018, the Commission (LAFCO) approved the annexation of the City of Pasadena into the San Gabriel Valley Mosquito and Vector Control District.

Planning and Community Development

The City's Planning and Community Development Department oversees the physical development of the City to meet the present and future needs of its residents. The Department includes four core divisions: Planning, Building and Safety, Code Compliance, and Arts and Cultural Affairs. The Planning Division provides services and conduct activities which guide the City's orderly development by applying the General Plan and Zoning Code, facilitating development, implementing community plans, and

preserving architectural and historic landmarks. The Planning Division also prepares the City's Housing Element and Housing Annual Progress Reports. The Building and Safety Division ensures the long-term competitive position of the City's housing stock through leveraging partnerships with the public and private sectors and enforcement of the City's building, zoning, housing, and environmental codes. The Code Compliance Division maintains and improves the quality of the City through a fair and unbiased program correct municipal code and land use violations while fostering community engagement and community empowerment. The Arts and Cultural Affairs Division promotes public art, cultural tourism, and the creative life of Pasadena. In FY 2025-26, the adopted operating budget for the Planning and Community Development Department is approximately $23.0 million, supported by 87 full-time equivalent employees.

Public Works

The City's Department of Public Works is responsible for maintaining and improving the City's public infrastructure and facilities. The Department consists of five divisions: Administration, Engineering, Street Maintenance, Resource Recovery and Recycling, and Building Systems and Fleet Management. Key responsibilities include the design and installation of traffic signals and street lighting, street and sidewalk maintenance, tree trimming, refuse collection, sewer system operations, fleet maintenance, and Public Works code compliance enforcement. The Department of Public Works also manages the City's Capital Improvement Program (CIP).

In FY 2025-26, the adopted operating budget for the Department of Public Works is $93.5 million, supported by 274 full-time equivalent employees.

The Department of Public Works manages the City's five-year CIP (FY 2026–2030), encompassing a projected total cost of $2,485,067,250 across 14 infrastructure categories. For FY 2026, the City appropriated $446,087,631 citywide for capital improvements, of which $230,437,881 is administered by the Department of Public Works. Major FY 2026 capital investments include the Central Library Seismic Retrofit and Renovations ($195,860,000, funded by Measure PL); the Raymond Avenue Electrical System Undergrounding from Maple Street to the North City Limits ($6,552,000); Annual Citywide Street Resurfacing and ADA Improvement Program ($5,900,000); Holly Street Bridge Seismic Retrofit ($8,050,000); Annual Sewer System Improvements and Capacity Upgrades ($3,500,000); Modernization of the Busch Garden and Rosemont Sewer Pump Stations ($2,350,000); and the San Rafael Treatment Wetlands and Stormwater Capture project ($4,550,418). The Jefferson Park Stormwater Capture Project, with a total estimated cost of $16,400,000, is also underway with $250,000 appropriated in FY 2026.[11]

Storm Drainage/Flood Control

The City's Department of Public Works manages the City's stormwater and urban runoff system with a mission to protect the community and environment by preventing pollution and reducing flood risk. The City maintains over 140 miles of stormwater pipes and channels, 1,351 catch basins, approximately 1,700 manholes, and sweeps 725 miles of streets on a biweekly basis. The City's stormwater system drains to four primary waterways: the Arroyo Seco, Alhambra Wash, Rubio Wash, and Eaton Wash, which connect to the Los Angeles River and ultimately to the Pacific Ocean.

The City is a co-permittee under the Los Angeles Regional MS4 Permit (Order No. R4-2021-0105), issued by the Los Angeles Regional Water Quality Control Board (RWQCB) and effective September 2021. The

[11] City of Pasadena - Capital Improvement Program Summaries | Fiscal Year 2026-2030

permit requires implementation of pollution prevention programs covering public education, industrial and commercial facility inspections, Low Impact Development (LID) requirements for new development, construction site erosion control, City facility operations, and illicit discharge detection and elimination.

The City actively constructs stormwater capture and treatment projects guided by the Upper Los Angeles River Watershed Management Program (WMP) and the City's Watershed Assessment, which identified 25 project opportunities across Pasadena's major drainage areas. The City participates in the Safe, Clean Water Program (SCWP), established under Measure W (2018), funding active projects including the Eaton Wash Stormwater Capture Project, Washington Park Stormwater Capture Project, Sierra Madre Boulevard Green Street Stormwater Capture Project, and Brookside Park Stormwater Capture Project.

The City participates in the coordinated regional stormwater planning, project implementation, and monitoring coordinated through the Upper Los Angeles River Watershed Management Group. Regional watershed management efforts include conducting annual dry and wet weather sampling to assess watershed health, evaluate regulatory compliance, and monitor priority pollutants including trash, bacteria, metals, and nutrients.

Code Enforcement

The City provides code enforcement services through the Code Compliance Division of the Planning and Community Development Department. The Division enforces the provisions of the Zoning Ordinance and the Public Nuisance Ordinance to regulate land use and discourage blight on both private property and public rights-of-way. Services include multi-family rental inspections, housing inspections for sale and rental units, business license inspections, complaint tracking, and nuisance abatement. The City also maintains a Code Enforcement Commission, which hears and rules on cases and appeals involving the Animal Ordinance, Pasadena Building Code, Zoning Code, Weed Abatement Ordinance, and Abandoned Vehicle Abatement Ordinance, and advises the City Council on code enforcement matters. The Public Works Department addresses complaints related to street lights, public streets, sidewalks, and public alleys and dumping of trash and junk in the public streets and right-of-way.

Parks and Recreation

The City’s Parks, Recreation, and Community Services Department (PRCSD) provides parks, recreation programs, and community services for residents of all ages, abilities, and income levels. The Department operates 26 parks, four community and recreation centers (Jackie Robinson Community Center, Villa Parke Community Center, Victory Park Recreation Center, and Robinson Park Recreation Center), and a Senior Center at Memorial Park. Programs are organized across nine target population categories covering pre-school children through seniors, and include youth athletics, aquatics, adaptive recreation, before and after school care, senior services, and special events. For FY 2026, the Department has an operating budget of approximately $30.0 million and 167.76 authorized full-time equivalent positions.

The City's parks and recreation services are guided by the Green Space, Recreation and Parks Element and Master Plan (adopted November 2007), which establishes the framework for acquiring additional parks in identified gap areas, increasing connectivity between local and regional trails, and expanding joint use of school facilities.

The City owns and maintains 26 parks comprising approximately 375.1 acres of parkland, with an additional 259.3 acres of open space, for a combined total of 634.4 acres of parkland and open space, resulting in a ratio of 2.62 acres of active developer parks per 1,000 population and 4.43 acres of parks

and open space per 1,000 population.[12] The City does not have an adopted standard, or ratio, of minimum parks per 1,000 population and bases it Parks and Recreation Impact Fee on its existing park standards, ensuring that new development contributes adequate acreage or fees to provide parks at the current ratio.

The Arroyo Seco, managed by PRCSD as protected parkland, offers 22 miles of trails and serves as one of the City's most significant open space resources. The City maintains joint use agreements with the Pasadena Unified School District (PUSD), making school playgrounds available for public recreational use during non-school hours, which effectively extends the City's recreational capacity citywide.

Transit

Pasadena's transit system is a multimodal network that connects residents, workers, and visitors to key destinations within the city and throughout the greater Los Angeles region. The system plays a critical role in supporting mobility, reducing automobile dependence, and enhancing access to employment, education, and services.

Local bus service is provided by Pasadena Transit, which operates several fixed routes serving residential neighborhoods, commercial districts, educational institutions, and cultural destinations. The system is designed to facilitate short-distance travel within the city and connect riders to regional transit options. A complementary Dial-A-Ride program offers demand-responsive service for seniors and individuals with disabilities, expanding accessibility for those with limited mobility options.

Regional transit service is provided primarily by Foothill Transit, a joint powers authority of 22 cities, including Pasadena, and the County of Los Angeles, that provides transit throughout the San Gabriel and Pomona Valleys with connections to downtown Los Angeles.

Pasadena is also integrated into the regional transportation network through connections with Los Angeles Metro services. The Metro A Line (formerly the Gold Line) light rail provides direct connections from Pasadena to downtown Los Angeles and other parts of the county, while numerous Metro bus routes link the city with surrounding communities. Together, these services support both local circulation and regional commuting.

Library

The Pasadena Public Library system serves as a key educational and community resource for the city. Established in 1884, it includes a central library and nine neighborhood branches distributed throughout Pasadena. The Central Library, completed in 1927 and listed on the National Register of Historic Places, is currently closed for seismic safety upgrades. Voters passed an approximately $200 million measure (Measure PL) to fund the improvements. To maintain services during the closure, the Jefferson Branch opened in 2022 to support children's and teen programs.

Library services include public access to collections, technology, and community programming in areas such as literacy, career development, and cultural enrichment. The system is primarily funded through the City's General Fund, supplemented by a voter-approved Library Special Tax that provides approximately 20 percent of its annual budget.

[12] City of Pasadena/Brion Economics, 2020. Park and Recreation Residential Impact Fee 2020 Update – City of Pasadena. June 2020.

Solid Waste

The City of Pasadena manages solid waste services through its Public Works Department's Waste Management and Recycling Division, which oversees residential, commercial, and municipal waste collection programs. The City provides curbside collection of refuse, recycling, and organic waste for single-family homes and small multi-unit residences, with service typically beginning at 7:00 a.m. on scheduled collection days. For multi-family properties with five or more units and for commercial customers, solid waste services are provided through City-approved franchise haulers operating under municipal regulations. Pasadena also offers additional services such as bulky item collection, allowing residential customers two free scheduled pickups per year.

The City's waste management practices align with state mandates, including Senate Bill 1383, which requires the diversion of organic materials from landfills. Residents are required to place food waste and yard trimmings into their green organics containers for proper processing. Pasadena supports these efforts with community composting programs, backyard compost bin sales, and educational outreach.

Overall, Pasadena's solid waste system emphasizes source reduction, recycling, and organics diversion to meet state recycling goals and reduce landfill disposal, while maintaining convenient and reliable collection services for all sectors of the community.

Water

Water service in the City of Pasadena is provided by Pasadena Water and Power (PWP), a municipally-owned utility, operated by the City's Water and Power Department. PWP delivers water to nearly 38,000 connections across a 26-square-mile service territory with a customer base of more than 160,000 people encompassing the City of Pasadena and several adjacent areas, including portions of Altadena, East Pasadena, and San Gabriel.

PWP's long-term water resource and capital planning is guided by the 2020 Water System and Resources Plan (WSRP), a 25-year strategic plan adopted by the City Council in October 2021 that addresses aging infrastructure, future water demands, and opportunities for new local water supplies through 2045. The 2020 Urban Water Management Plan (UWMP), adopted in June 2021, further supports long-term supply and demand planning, including water supply reliability assessments, drought risk analysis, and demand management measures.

PWP's water supply relies on three primary sources: imported water purchased through its membership in the Metropolitan Water District of Southern California (MWD), local groundwater pumped from the Raymond Basin, which is a 40-square-mile adjudicated aquifer underlying Pasadena and neighboring cities, and local surface water from the Arroyo Seco and Eaton Wash spread into the Raymond Basin. From 2000 to 2019, PWP's supply included 37% local groundwater, supplemented by surface water recharge, and 63% imported water.[13]

MWD is the nation's largest water wholesaler, providing an average of 1.34 billion gallons of water per day to 19 million customers. As a member agency of MWD, PWP has a contract to purchase imported water to supplement local water. PWP receives only treated imported water from MWD, which is raw water from the Colorado River and the State Water Project that is treated at MWD's F.E. Weymouth Water Treatment Plant (Weymouth WTP) in La Verne. Treated water enters PWP's distribution system through five interconnections from MWD's Upper Feeder. PWP's agreement with MWD provides for

[13] City of Pasadena, 2020. Water System and Resources Plan, December 2020.

the purchase of a predetermined amount of water at a Tier 1 treated volumetric rate; purchases in excess of this amount are made at a higher Tier 2 rate.[14] In 2020, PWP's total water supply was 29,290 AFY, of which 18,120 AFY (approximately 62 percent) was imported through MWD.[15]

Raymond Basin was the first groundwater basin adjudicated in California, in 1944, to resolve conflicts between pumping entities. Under the adjudication, extraction rights were allocated to 16 parties based on "safe yield". The Basin Watermaster is the Raymond Basin Management Board (RBMB), which is the representatives of the adjudicated parties. PWP's decreed right was set in 1955 at 12,807 AFY, divided between the Monk Hill (4,464 AFY) and Pasadena (8,343 AFY) subareas. In 2009, the RBMB implemented a resolution that voluntarily reduced pumping from the Pasadena subarea to address declining water levels. As a result, PWP's groundwater water pumping from the Raymond Basin was decreased by 2,503 AFY to 10,304 AFY.[16]

PWP has the right to divert up to 25 cubic feet per second (cfs) from the Arroyo Seco and Millyard Canyon streams and up to 8.9 cfs from the Eaton Wash. This surface water is used to recharge the Raymond Basin. Each pumper may take the surface water directly, or recharge the Basin and then pump a portion of the recharged volume in addition to their decreed rights. These pumping credits provided PWP an average of 1,850 AFY from 2001 to 2015, ranging from approximately 300 AFY in dry years to 5,000 AFY in wet years.

Table 4-15 summarizes PWP's water supply sources for 2020 (actual) and projected for 2025 and 2040. The UWMP projects total available supply to grow modestly from approximately 31,078 AFY in 2025 to 31,357 AFY by 2040, with groundwater remaining relatively stable at approximately 11,830 AFY and incremental growth in imported water from 19,248 AFY in 2025 to 19,527 AFY in 2040, as shown in Table 4-15.

Table 4-15: Water Supply Sources – 2020, 2025, and 2040

Category	2020 (Actual)	2025 (Projected)	2040 (Projected)
Supply (AFY)			
Purchased Water from MWD	18,120	19,248	19,527
Groundwater from Raymond Basin	11,230	11,830	11,830
Other: Water Sold to Others	-60	0	0
Total Water Supply	**29,290**	**31,078**	**31,357**

AFY = acre feet per year
mg = million gallons per day

PWP's water demand in 2020 was 29,290 AF, with the majority of demand associated with residential uses (single family – 13,593 AF, multifamily – 5,190 AF) and the remaining demand allocated among commercial (6,530 AF), institutional/government (1,311 AF), and losses/other (2,666 AF).[17]The UWMP projects

As shown in Table 4-16, under normal, single dry year, and multiple consecutive dry year conditions, the UWMP concludes that available supplies are projected to exceed demands through the planning

[14] City of Pasadena, 2020. Water System and Resources Plan, December 2020.
[15] City of Pasadena, 2021. 2020 Urban Water Management Plan, June 2021.
[16] City of Pasadena, 2020. Water System and Resources Plan, December 2020.
[17] City of Pasadena, 2021. 2020 Urban Water Management Plan, June 2021.

horizon, with supply surpluses ranging from approximately 4,328 to 6,192 AFY under normal year conditions between 2025 and 2040. Supply surpluses are projected for single dry year and multiple dry year conditions, with excess supply projected at 5,136 AFY in 2025 to 6,542 AFY in 2040 under single dry year conditions and from 4,783 in 2025 to 6,500 in 2040 under multiple dry year conditions. To further diversify and strengthen local supply reliability, the UWMP identifies several planned supply enhancement projects, including expansion of stormwater spreading capacity at the Arroyo Seco Canyon, the Devil's Gate Reservoir Pump Back Project, development of local non-potable water reuse, and construction of new groundwater wells on the east side of the City.

Table 4-16: Pasadena Water and Power Service Reliability Assessment for Normal, Single Dry, and Multiple Dry Years

Demand and Supply Projections (in AFY)	2025	2030	2035	2040
Normal Year				
Service Area Supply	31,078	31,192	31,284	31,357
Service Area Demand	26,750	25,000	25,320	25,630
Difference	4,328	6,192	5,964	5,727
Single-Dry Year				
Service Area Supply	31,886	32,003	32,098	32,172
Service Area Demand	26,750	25,000	25,320	25,630
Difference	5,136	7,003	6,778	6,542
Multiple-Dry Years (Years 1 through 5)				
Service Area Supply	31,533	31,943	32,047	32,130
Service Area Demand	26,750	25,000	25,320	25,630
Difference	4,783	6,943	6,727	6,500

AFY = acre feet per year
Source: Pasadena Water and Power, 2021. 2020 Urban Water Management Plan. June 2021.

The most recent Consumer Confidence Report for PWP covers calendar year 2024. In that year, PWP did not exceed limits for any contaminants, meaning it was 100 percent compliant with drinking water quality standards.[18] By comparison, the industry standard for compliance with National Primary Drinking Water Regulations (NPDWRs) is 99 percent (361 days) of the year.

PWP's water rates, effective July 1, 2024, are structured with a fixed monthly charge based on meter size and a tiered variable charge per 100 cubic feet based on consumption. For single-family residential customers, the variable charge is $2.25 per 100 cubic feet for Tier 1 usage (0–7 hundred cubic feet), $5.93 per 100 cubic feet for Tier 2 (7–29 hundred cubic feet), and $6.45 per 100 cubic feet for Tier 3 (above 29 hundred cubic feet). Small commercial customers are charged $2.21 per 100 cubic feet for Tier 1, $5.84 per 100 cubic feet for Tier 2, and $6.19 per 100 cubic feet for Tier 3. Fixed monthly charges vary by meter size, ranging from $38.62 per month for a ¾-inch meter to $4,535.90 per month for a 10-inch meter.

PWP provides potable water service beyond the jurisdictional boundaries of the City of Pasadena. As documented in the 2020 UWMP, PWP's service territory extends into several adjacent unincorporated communities within Los Angeles County, including portions of Altadena, East Pasadena, and San Gabriel. These out-of-boundary service areas received service prior to 2001, as identified in Table 4-1, and are served through the same distribution infrastructure as the City proper and are included within PWP's

[18] Pasadena Water Quality Report 2025

total service area of approximately 26 square miles. PWP maintains approximately 3,800 outside service connections, providing critical water infrastructure to residents and businesses located beyond the official City of Pasadena limits. These service areas are primarily concentrated in the unincorporated pockets of Chapman Woods and Kinneloa Mesa, as well as other small sections along the city's eastern and northeastern boundaries. While these customers reside in unincorporated Los Angeles County, PWP remains the long-term service provider, ensuring these regions are fully integrated into the city's capital improvement planning and water resource management strategies. [19]

To meet existing demand and support projected growth through 2045, the Water System and Resources Plan (WSRP) outlines a comprehensive strategy to modernize Pasadena's aging infrastructure and enhance local supply reliability. Key improvements focus on optimizing groundwater production through the rehabilitation of existing wells and the implementation of recharge projects to sustainably manage the Raymond Basin aquifer. To ensure a resilient distribution network, the plan prioritizes a systematic pipeline replacement program, utilizing hydraulic modeling to identify and upgrade undersized or high-risk mains that currently limit peak flow capacity. Furthermore, the city is investing in above-ground infrastructure by expanding reservoir storage to manage daily demand fluctuations and upgrading booster stations with energy-efficient technology to ensure reliable water delivery across all pressure zones. These integrated efforts are designed to reduce dependence on imported water while providing the necessary redundancy and system elasticity to accommodate future urban development. The FY 2026-2030 Capital Improvement Program identified funding of $425.1 million of planned water system improvements, including improvements identified in the WSRP.

Wastewater

The City of Pasadena along with the Los Angeles County Sanitation Districts (LACSD) provide wastewater services to the City. The City of Pasadena owns and operates the sanitary sewer collection system serving most businesses and residents within the City. Collection system operations and maintenance are performed by the Department of Public Works. Wastewater collected by the City is conveyed to the LACSD for treatment and disposal. Pasadena is served by LACSDs No. 15, 16, and 17.

The City Council adopted an updated Sewer System Management Plan (SSMP) in 2025, replacing a prior version from 2019, in compliance with State Water Resources Control Board Order No. WQ 2022-0103-DWQ. The SSMP establishes the City's program for managing, operating, and maintaining the sewer collection system, including spill prevention, emergency response, and capital improvement planning.

The City's sanitary sewer collection system consists of approximately 328.2 miles of pipeline, of which 328 miles are gravity mainlines and approximately 940 feet are pressure force mains. The system includes three City-owned lift stations, seven privately owned lift stations, and 10 siphons. The City's population is approximately 139,000. As of the 2025 SSMP, the system serves a total of 40,081 active connections, comprising 30,449 residential connections and 9,632 non-residential connections.

All wastewater agencies are required to report sanitary sewer overflows (SSOs) to the State Water Resources Control Board (SWRCB). Sewer overflows are discharges from sewer pipes, pumps, and manholes, and reflect the capacity and condition of collection system piping and the effectiveness of routine maintenance. The California Integrated Water Quality System Sanitary Sewer Spill Report identified 28 sanitary sewer spills, totaling 53,053 gallons with 45,540 gallons recovered, from the City's

[19] Water System and Resources Plan, 2020

sewer system during the past decade.[20] This results in an average sanitary sewer system spill rate of 153 gallons per mile (347 miles), compared with a statewide average of 4,201 per mile during the same period. The LACSD No. 15 sewer system, which includes 62.4 miles of gravity sewer, had 2 spills totaling 9,779 gallons, 672 gallons of which were recovered, during the past decade, an average of 157 gallons per mile. The LACSD No. 16 sewer system, which includes 24.1 miles of gravity sewer, had 1 spill totaling 6,000 gallons, all of which was recovered, during the past decade, an average of 249 gallons per mile. No spill data was reported for the LACSD No. 17 sewer system. The entire LACSD system had 74 spills totaling 18.7 million gallons, an average of 9,664 gallons per mile (1,880 miles of gravity sewer, 54.8 miles of pressure sewer).

The LACSD owns, operates, and maintains an interconnected network of trunk sewers which convey wastewater to Joint Outfall System (JOS) treatment facilities. The LACSD's trunk system forms the backbone of the conveyance system. The JOS includes the Joint Outfall trunk sewers, which are typically high-capacity sewers with diameters as large as 144-inches, and the LACSD trunk sewers, which generally feed the larger trunk sewers. LACSD owns and maintains approximately 9.1 miles of sewers within the City, including two Joint Outfall trunk sewers along with other various LACSD trunk lines.

The City does not directly provide any wastewater treatment services. The City's local sewers discharge into the LACSD facilities for treatment and disposal. Sewage produced within Pasadena is treated at LACSD's San Jose Creek Water Reclamation Plant (San Jose WRP), located in Whittier adjacent to the City of Industry. The San Jose Creek WRP consists of two hydraulically interconnected facilities situated on either side of the San Gabriel River freeway (I-605) corridor. The San Jose WRP provides primary, secondary, and tertiary treatment at a design capacity of 100 million gallons per day (mgd) and serves a regional population of approximately one million people. The San Jose Creek Water Reclamation Plant (WRP) operates under California Regional Water Quality Control Board Los Angeles Region Order R4-2021-0131, NPDES Number CA0053911, Waste Discharge Requirements and National Pollutant Discharge Elimination System Permit for the Joint Outfall System San Jose Creek Water Reclamation Plant, adopted on October 14, 2021. The East and West facilities are permitted to not exceed design capacities of 62.5 MGD and 37.5 MGD, respectively. The plant currently processes an average flow of approximately 67.1 MGD.[21] Approximately 48 MGD of the reclaimed water is reused at over 170 different sites, including groundwater recharge and irrigation of parks, schools, and greenbelts, with the remainder discharged to the concrete-lined portion of the San Gabriel River.

The treated wastewater is disinfected and discharged to the San Gabriel River and San Jose Creek through seven discharge points. The San Jose Creek WRP meets Title 22 standards for recycled water reuse. Of the approximately 67.1 MGD currently processed, approximately 48.8 MGD of reclaimed water is recycled. Recycled water is used at over 170 sites, including groundwater recharge and irrigation of parks, schools, and greenbelts. The remaining treated effluent is discharged to the concrete-lined portion of the San Gabriel River.

In general, wastewater flows are expected to increase in proportion to population growth within the JOS service area. As part of the LACSD's Clearwater Facility Plan, these projections are then converted to flows using per capita generation rates. Contract and industrial flows are separately projected and added into the projected flow totals. The Clearwater Facility Plan projects average flows of 135 MGD at

[20] California Environmental Protection Agency, 2026. Sanitary Sewer System Spill Report: https://ciwqs.waterboards.ca.gov/ciwqs/readOnly/PublicReportSSOServlet?reportAction=criteria&reportId=sso_main.
[21] California Open Data Portal, Volumetric Annual Report Influent, WDR100001083, 2024 Reporting Year.

the San Jose Creek WRP for 2050, which is 35 MGD more than the plant's current permitted capacity.[22] The LACSD continues to monitor and adjust its projected flows and would expand treatment capacity as needed based on these updates. No current plant expansion is being planned as ongoing water conservation efforts throughout the region continue to lower current wastewater flows. This is demonstrated by the reduction in flows at San Jose Creek WRP, from an average of 79.1 MGD in 2007-2009 when the Clearwater Facility Plan was published to the current average of 67.1 MGD.

The City of Pasadena maintains its local sewer collection system through its Capital Improvement Program and Sewer System Management Plan (SSMP). The City's SSMP was prepared in compliance with State Water Resources Control Board Order Number WQ 2022-0103-DWQ, adopted December 2022 and effective June 5, 2023. The SSMP is required to be updated every six years with internal audits every three years, ensuring that system maintenance, operations, and capacity needs are routinely reviewed and addressed. The City's FY 2026–2030 Capital Improvement Program allocates approximately $27.7 million for Annual Sewer System Improvements and Capacity Upgrades, funding systematic condition assessment, repair, rehabilitation, and replacement of the City's sewer collection system, including CCTV investigation, pipe relining, and manhole rehabilitation. Additionally, the City has budgeted $5.25 million for the modernization of the Busch Garden and Rosemont sewer pump stations, with construction beginning in FY 2026, to address aging infrastructure and reduce the risk of sanitary sewer overflows.

LACSD's SSMP, last updated in February 2019 for Districts No. 15, 16, 17, 18, 21, 22, and 28, is similarly required to be updated every six years with internal audits every three years. The San Jose Creek WRP operates under Order R4-2021-0131, NPDES Number CA0053911, which expires November 30, 2026 and requires LACSD to regularly review flows and remaining treatment capacity. LACSD has budgeted for the San Jose Creek WRP Stage III Process Air Compressor Replacement and Aeration Process Upgrades project, expected to begin in 2027, to maintain operational reliability. With a current average flow of approximately 60.1 MGD against a design capacity of 100 MGD, the San Jose Creek WRP retains approximately 32.9 MGD of remaining capacity. Given that Pasadena is a largely built-out community with modest projected population growth in relation to remaining capacity, wastewater flows from the City are not expected to create capacity constraints at the San Jose Creek WRP over the planning horizon.

Recycled Water

PWP does not currently operate a recycled water distribution system. Since 1993, the City has maintained an agreement with the City of Glendale to purchase up to 30 percent of the recycled water produced at the Los Angeles-Glendale Water Reclamation Plant (LAG WRP), a 20-mgd facility co-owned by the Cities of Los Angeles and Glendale. This entitlement is equivalent to approximately 5.4 mgd, or up to 6,000 acre-feet per year. However, this entitlement is not currently exercised as PWP has not constructed the distribution infrastructure necessary to convey recycled water from LAG into its service area. Pasadena will be responsible for its share of treatment, operation, and maintenance costs once it begins receiving recycled water.[23]

In 2012, PWP completed a Recycled Water Planning Study to identify cost-effective recycled water projects and establish an implementation path. The study identified 86 existing potable water customers that could be converted to recycled water use, representing an estimated total demand of

[22] LACSD, 2012. Clearwater Program Master Facilities Plan. Tables 4-3, 4-9, and 5-5. November 2012.
[23] Pasadena Water and Power/RMC, 2012. Pasadena Water and Power Recycled Water Planning Study, Section 2.3.2, Appendix B. February 2012.

approximately 3,840 acre-feet per year and a maximum day demand of 6.9 million gallons per day. Primary uses would include landscape irrigation (70 percent), industrial cooling tower makeup (5 percent), and mixed use (25 percent). The recommended build-out system would consist of approximately 22 miles of pipeline, 3.55 million gallons of storage distributed across three sites, and two pressure reducing stations.

E. Opportunities for Shared Services and Efficiencies in Service Provision

Operational Efficiencies

The City has not prepared any recent management or efficiency studies, including studies to address operational efficiencies, process improvements, or other methods to reduce costs or improve delivery of services. However, the City's annual budget addresses whether each City department is meeting specific objectives and this data is used to assess service delivery and promote efficient delivery of the City's services.

Current Shared Service/Facility Agreements

The City has worked effectively to identify municipal services that can be provided efficiently and effectively through partnerships with other agencies. The City benefits from economies of scale and efficient service delivery through membership in joint powers authorities for regional planning, transportation, workforce development, energy procurement, and housing, as well as through contracts with nonprofit and interagency partners for animal services and public safety communications.

The City has entered into agreements with multiple agencies to address efficient delivery of services, as shown in Table 4-17. The City is a member of the San Gabriel Valley Council of Governments (SGVCOG), a joint powers authority representing 31 incorporated cities and unincorporated areas of Los Angeles County that addresses regional issues including transportation, homelessness, environment, and water. The City, along with the cities of Burbank, Glendale, La Cañada Flintridge, and South Pasadena and the County of Los Angeles, is a member of the Arroyo Verdugo Communities Joint Powers Authority, established in 2017 to coordinate transportation policy and planning for the Arroyo Verdugo subregion. The City, along with the cities of Burbank and Glendale, is a party to the Burbank-Glendale-Pasadena Airport Authority Joint Powers Agreement, which governs the operation of Hollywood Burbank Airport. The City, together with the cities of Burbank and Glendale, also entered into a Joint Exercise of Powers Agreement in 2023 to establish the Burbank-Glendale-Pasadena Regional Housing Trust, a collaborative financing mechanism for affordable housing. Pasadena Water and Power participates in the Southern California Public Power Authority (SCPPA), a joint powers authority that enables joint procurement of power resources, including renewable energy contracts, to reduce costs for member utilities. The City has entered into multiple agreements and addendums with the Pasadena Unified School District regarding the joint use of public facilities, providing residents with park resources at Madison Elementary School and operating primarily youth-oriented services at Jefferson School associated with the City's Libraries and Information Services, Parks, Recreation, and Community Services, Fire, and Police Departments. The City is a member of the Foothill Employment and Training Consortium, a joint powers authority with the cities of Arcadia, Duarte, Monrovia, Sierra Madre, and South Pasadena that administers employment and training programs under the Workforce Innovation and Opportunity Act (WIOA) through the Foothill Workforce Development Board. The City contracts with Pasadena Humane for animal care and control services; the current five-year contract commenced July 1, 2026, and also covers services to the unincorporated communities of Altadena, East Pasadena, and San Pasqual under a separate agreement with Los Angeles County. The City is a participant in the Interagency

Communications Interoperability System (I.C.I. System), a regional digital radio system shared with the cities of Glendale and Burbank that provides enhanced communications capabilities for daily operations and emergencies. The City is a member of the California Statewide Communities Development Authority (CSCDA), a joint powers authority that facilitates bond issuance and financing for community-based public benefit projects. PWP participates in the Raymond Basin Management Board (RBMB), a ten-member watermaster board that administers the adjudicated Raymond Basin and coordinates groundwater management among all basin pumpers. The City is a member of Foothill Transit, a joint powers authority composed of 22 cities and Los Angeles County, providing commuter express and local transit service. The City has an agreement with Caltech to explore carbon-free electricity, microgrids, and infrastructure modernization to support the City's goal to source its electricity from carbon-free sources by the end of 2030.

Table 4-17: Shared Service and Facility Agreements

Partner Agency	Service/Facility	Agreement Type	Start Date	End Date
Arroyo Verdugo Communities JPA	Transportation policy and subregional coordination	☑ JPA ☐ MOU ☐ Contract	2017	N/A
Burbank-Glendale-Pasadena Airport Authority	Operation of Hollywood Burbank Airport	☑ JPA ☐ MOU ☐ Contract	N/A	N/A
Burbank-Glendale-Pasadena Regional Housing Trust	Affordable housing financing	☑ JPA ☐ MOU ☐ Contract	N/A	N/A
California Statewide Communities Development Authority (CSCDA)	Bond issuance and community financing	☑ JPA ☐ MOU ☐ Contract	N/A	N/A
Caltech	Decarbonizing and modernizing electricity infrastructure	☐ JPA ☑ MOU ☐ Contract		
Foothill Employment and Training Consortium	Workforce development and employment training	☑ JPA ☐ MOU ☐ Contract	N/A	N/A
Foothill Transit	Public transit	☑ JPA ☐ MOU ☐ Contract	2009	N/A
General Services Agreement – County of Los Angeles	Various services as-needed, including direct assessment collection, prosecution of City ordinances, public health, public works	☐ JPA ☐ MOU ☑ Contract	July 1, 2063	June 30, 2031
Interagency Communications Interoperability System (I.C.I. System)	Regional digital radio communications	☐ JPA ☑ MOU ☐ Contract	N/A	N/A
Pasadena Unified School District	Joint and reciprocal use of facilities	☐ JPA ☐ MOU ☑ Contract	Various	
Pasadena Humane	Animal care and control services	☐ JPA ☐ MOU ☑ Contract	July 1, 2026	June 30, 2031
Raymond Basin Management Board (RBMB)	Groundwater basin administration and management	☑ JPA ☐ MOU ☐ Contract	1944	N/A
San Gabriel Valley Council of Governments (SGVCOG)	Regional planning — transportation,	☑ JPA ☐ MOU ☐ Contract	N/A	N/A

Partner Agency	Service/Facility	Agreement Type	Start Date	End Date
	homelessness, environment, water			
Southern California Public Power Authority (SCPPA)	Joint procurement of power resources, including renewable energy	☑ JPA ☐ MOU ☐ Contract	N/A	N/A

Shared Service Opportunities

The City has worked effectively to identify municipal services that can be provided efficiently and effectively through partnering with other agencies. The City benefits from economies of scale and efficient delivery of services by contracting with contracting with Pasadena Humane for animal care and control, partnering with the Pasadena Unified School District for the joint and reciprocal use of school and recreation facilities, and participating in joint powers authorities for community-based financing, regional planning, workforce development, joint power-resource procurement, groundwater management, transit connections and improved mobility, affordable-housing finance, and regional emergency communications.

There do not appear to be any additional opportunities for shared facilities.

Shared Service Barriers

There are no known barriers to the City entering into agreements for shared facilities and shared services.

F. Financial Ability to Provide Services

The City of Pasadena has successfully adopted balanced budgets for more than twelve of the past consecutive years. Pasadena maintains top-tier credit ratings.[24] However, it faced periodic structural imbalances[25] during COVID and in FY 2023-24. From FY 2019 to FY 2024, high expenditure growth (7.9 percent) has outpaced high revenue growth (6.3 percent) over that time frame.[26]

The City's financial position remains "...stable but strained due to legislative limits on revenue generation (Propositions 13, 62, and 218) and new demands from fire recovery efforts."[27] Unfunded pension and OPEB liabilities contribute to the City's negative unrestricted net position of ($343.2 million);[28] this negative position is a long-term caution and does not necessarily affect near-term budget conditions.

If the past trend of expenditures growing faster than revenues continues, Pasadena's ability to maintain current service levels will erode despite high historical revenue growth. The City forecasts potential annual shortfalls[29] beginning in FY 2025-26 which may draw down reserves which currently meet City policy goals.

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24 AAA from S&P and AA+ from Fitch.
25 Before and/or after "Other Financing Sources (Uses)".
26 See Fiscal Indicators Appendix.
27 Fiscal Year 2026 Budget in Brief.
28 FY 2023-24 ACFR Statement of Net Position Governmental Funds.
29 Fiscal Year 2026 Budget in Brief, "General Fund Outlook" pg. 16.

Data summarizing fiscal indicators, including revenues, expenditures, reserves, Governmental Fund balance sheet, and changes in net position, for FY 2018-19 through FY 2023-24 for the City of Pasadena is provided in Appendix A. Revenues, expenditures, and net changes in fund balances are summarized in Table 4-18.

Table 4-18: Statement of Revenues, Expenses, and Changes in Fund Balance, Governmental Funds -- General Fund

	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	FY2023-24
REVENUES						
Taxes	169,970,098	180,097,469	181,231,144	214,739,973	234,258,000	240,222,000
Licenses and Permits	4,655,587	4,107,219	3,468,341	3,940,945	3,731,000	3,787,000
Intergovernmental	20,460,739	22,023,659	24,489,916	35,880,294	71,161,000	31,788,000
Charges for Services	42,233,338	39,789,367	35,761,861	32,950,457	35,822,000	47,865,000
Fines and Forfeitures	6,376,725	6,519,735	3,490,959	4,189,673	5,372,000	6,334,000
Investment Earnings	3,237,383	2,743,724	1,950,907	908,360	2,127,000	2,993,000
Net change in Fair Value of Investments	-	-	-	(5,492,911)	(640,000)	3,468,000
Lease Revenue (Rental income)	568,649	7,617,455	832,562	974,320	1,349,000	1,022,000
Interest Income from leases	-	-	-	2,971	2,000	1,000
Miscellaneous revenues	4,005,561	3,139,644	2,417,226	4,261,946	3,226,000	3,386,000
Contributions	27,620	27,620	27,620	27,620	33,000	28,000
Total Revenues	**251,535,700**	**266,065,892**	**253,670,536**	**292,383,648**	**356,441,000**	**340,894,000**
EXPENDITURES						
Current:						
General Government	39,198,841	72,955,954	63,329,674	63,478,360	58,369,000	72,653,000
Public Safety	130,665,100	136,522,404	136,617,749	144,019,978	156,122,000	171,656,000
Transportation	29,829,852	30,784,573	21,522,450	22,028,024	24,290,000	25,461,000
Culture and Leisure	20,953,064	20,091,786	27,246,458	32,454,156	33,419,000	37,110,000
Community Development	8,031,875	9,417,666	8,887,779	8,432,414	8,683,000	11,161,000
Capital Outlay	-	-	137,228	37,658	2,556,000	14,758,000
Debt Service:						
Principal retirement	-	-	-	-	-	0
Interest	-	-	-	-	3,000	0
Lease payments	-	-	-	592,259	644,000	976,000
Subscriptions	-	-	-	-	447,000	1,324,000
Interest on lease payments & subscriptions	-	-	-	26,306	33,000	106,000

	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	FY2023-24
Total Expenditures	**228,678,732**	**269,772,383**	**257,741,338**	**271,069,155**	**284,566,000**	**335,205,000**
Excess (Deficiency) of Revenues Over (Under) Expenditures	22,856,968	(3,706,491)	(4,070,802)	21,314,493	71,875,000	5,689,000
Other Financing Sources (Uses)	(11,023,439)	12,612,515	(4,472,174)	(14,162,069)	(13,480,000)	(11,443,000)
Total Other Financing Sources	**(11,023,439)**	**12,612,515**	**(4,472,174)**	**(14,162,069)**	**(13,480,000)**	**(11,443,000)**
Special Items						
Net Change in Fund Balances	**11,833,529**	**8,906,024**	**(8,542,976)**	**7,152,424**	**58,395,000**	**(5,754,000)**
Fund Balances - Beginning of Year	**86,866,712**	**98,700,241**	**107,606,265**	**99,063,289**	**106,215,713**	**164,610,713**
Adjustments	-	-	-	-	-	22,000
Fund Balances - End Of Year	**98,700,241**	**107,606,265**	**99,063,289**	**106,215,713**	**164,610,713**	**158,878,713**

Source: City of Pasadena, Annual Comprehensive Financial Reports for FY2018-19, FY 2019-20, FY 2020-21, FY 2022-23, and FY 2023-24.

Budget

The City balanced its FY 2025-26 budget with a one-time funding reduction of $2.2 million. From FY 2019 to FY 2024 high expenditure growth (7.9 percent) outpaced high revenue growth (6.3 percent).[30] The General Fund 5-year forecast anticipates annual shortfalls beginning in FY 2025-26 and continuing through the five subsequent years unless adjustments are made to future revenues and expenditures. Contributors to the potential shortfalls include increased payments towards unfunded pension liabilities.[31]

Addressing growing maintenance costs, capacity needs, and upgrading of aging infrastructure continue to be the City's top priorities. The Adopted FY 2026 – 2030 CIP budget identifies a $1.1 billion funding shortfall over the five-year CIP period.[32] The net value of capital assets being depreciated are approximately 50 percent of total capital asset value being depreciated which does not raise a major red flag (e.g., if less than 40 percent)[33]; however, additions to value in recent years appear to be well below annual depreciation, indicating that capital reinvestment generally is not keeping pace with asset depreciation.[34] Voters supported a bond measure for the Central Library [35] which was successfully obtained showing voter willingness to support certain major capital improvements; however a major challenge remains funding infrastructure that lacks a dedicated source, specifically fire station renovations.[36]

The City produces its ACFRs in a timely manner, typically within six months following the end of the fiscal year to which the ACFR applies. The City reports that issues identified by their independent auditors over the past five years have been resolved with the exception of one issue from FY2023-24 that is being addressed.[37]

Revenues

From FY 2018-19 through FY 2023-24, Pasadena's General Fund revenues grew at a high average rate of 6.3 percent, slightly below high growth in expenditures averaging 7.9 percent.[38] The City's 5-year forecast anticipates moderately slower revenue growth.[39] Potential revenue could include restoring fees for parks and recreation programs that were lowered significantly during COVID.[40] Significant near-term risks facing the Pasadena include the potential loss of annual federal funds in excess of $50 million. These funds support housing, public health, workforce development, and transportation programs.[41]

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30 See Fiscal Indicators Appendix.
31 Fiscal Year 2026 Budget in Brief, "General Fund Outlook" pg. 16.
32 Response to city Fiscal Questionnaire received Nov. 6, 2025, from M. Hawkesworth, Item No. 7b.
33 Berkson Associates.
34 FY 2023-24 ACFR, Note 6 Capital Assets.
35 Measure PL approved Nov. 2024 for issuance of $195 million General Obligation bonds funded by a charge on property tax bills.
36 FY2024-Budget-in-Brief.pdf.
37 Response to city Fiscal Questionnaire rec'd Nov. 6, 2025, from M. Hawkesworth, Assistant city Manager, Item No. 1.
38 See Fiscal Indicators Appendix.
39 Fiscal Year 2026 Budget in Brief, "General Fund Outlook" pg. 16.
40 Response to city Fiscal Questionnaire received Nov. 6, 2025, from M. Hawkesworth, Item No. 8b.
41 Response to city Fiscal Questionnaire received Nov. 6, 2025, from M. Hawkesworth, Item No. 4b.

Voters approved Measure I, a 0.75 percent additional local sales and use tax, in 2018 to fund a range of services including public safety, educational programs and other general fund services.[42] Measure I resulted in approximately $32.2 million in revenue in FY 2025-26[43] and has no sunset date. A library parcel tax (Measure L) was extended in 2022 and generates approximately $3.2 million annually with no expiration date.[44] A bond measure was approved in 2024 for the Central Library seismic retrofit.[45] The possible need for an additional tax to support fire services, equipment and capital improvements has been discussed but no action is planned or approved at this time.[46]

The City has identified a need for additional ongoing sources of capital funding including an increase in annual funding for street resurfacing and paving.[47]

Expenditures

From FY 2018-19 through FY 2023-24, Pasadena's General Fund expenditures grew at a high average rate of 7.9 percent, slightly above high growth in revenues averaging 6.3 percent.[48]

The City anticipates a need for increased annual fire service expenditures as described in the Fire Department's 10-year plan.[49] As noted above, additional taxes could help provide funds, but no actions are underway.

The City's long-term unfunded pension ($549.6 million) and OPEB liabilities ($72.6 million) result in a negative governmental activities unrestricted net position. The City is undertaking steps to reduce its pension and OPEB liabilities. The City established Section 115 Trusts for Pension and OPEB in 2017, now valued at $17 million and $2.7 million, respectively. The City Council will be considering using trust funds along with enacting a Fresh Start with CalPERS to accelerate repayment of its unfunded accrued liability.[50] [51] Reducing its unfunded liabilities will increase funds available for public services and infrastructure and will reduce borrowing costs and exposure to adverse investment conditions. The City restructured its Rose Bowl debt provide predictable payments and to eliminate risks of a federal subsidy reduction and corresponding interest expenses.[52]

General Fund Reserves

The City has established and currently is achieving fund reserve goals of a 15 percent emergency reserve (Tier 1) and five percent operating reserve (Tier 2), for a total of 20 percent;[53] relative to adopted annual General Fund appropriations.[54] The reserve amounts are formally committed by action of the City Council prior to the formal audit of its financial statements. The Government Finance

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42 See https://ballotpedia.org/Pasadena,_California,_Measure_I,_Sales_Tax_(November_2018)

43 Statement of Appropriations by department, fiscal year 2025 accomplishments.

44 Fiscal Year 2024 Library Special Tax report.

45 Fiscal Year 2026 Budget and Budget in Brief.

46 Response to city Fiscal Questionnaire received Nov. 6, 2025, from M. Hawkesworth, Item No. 1. See Agenda Report Sept. 8, 2025, re: Fire Dept. 10-Year Plan at: https://ww2.cityofpasadena.net/2025 percent20Agendas/Sep_08_25/AR percent2014.pdf

47 Response to city Fiscal Questionnaire received Nov. 6, 2025, from M. Hawkesworth, Item No. 4a.

48 See Fiscal Indicators Appendix.

49 See the Fire Dept. 10-Year Plan.

50 Response to city Fiscal Questionnaire received Nov. 6, 2025, from M. Hawkesworth, Item No. 6a.

51 Response to city Fiscal Questionnaire received Nov. 6, 2025, from M. Hawkesworth, Item No. 6a.

52 See the FY 2023-24 ACFR, Note (24), "Subsequent Events" (pg. 121).

53 Fund Balance Policy on August 15, 2011, through Resolution no. 9136 (the "Fund Balance Policy".

54 City of Pasadena Finance Dept. Agenda Report Oct. 27, 2025, re: commitments to reserves. See also

Officers Association (GFOA) recommends reserves equal to or exceeding two months of expenditures, or about 16.7 percent. The City's General Fund reserve policy is consistent with the GFOA recommendation.

The City's Reserve BFI was 20.6 percent for FY 2023-24, which is "moderate".[55] This is a decline from 30.8 percent in FY 2018-19 because expenditures have grown faster than revenues over that time period. However, the City's Reserve BFI remains above the GFOA recommendation. The reserve BFI includes funds committed to operating and emergency reserves plus remaining unassigned funds measured as a percent of expenditures.

G. Sphere of Influence Determinations

1. The present and planned land uses in the area, including agricultural and open-space lands.

The City of Pasadena is a largely built-out community with a diverse mix of residential, commercial, institutional, and open-space uses. Based on Los Angeles County assessor data (July 2025), assessed land uses within the City total approximately 11,955.7 acres, comprising 65,927 dwelling units and approximately 134.9 million square feet of building area. Residential uses predominate, with single-family residential (6,024.9 acres; 31,568 units) and multi-family residential (1,113.1 acres; 27,019 units) accounting for the largest shares. Non-residential assessed uses include government (2,140.4 acres), commercial (1,002.6 acres; approximately 39.1 million square feet), institutional (637.3 acres), recreational (503.1 acres), and industrial (156.4 acres). Only 0.3 acre of irrigated farm use is assessed within the City, and there are no significant agricultural lands.

The City of Pasadena's General Plan Land Use Element establishes a long-term framework for the City's growth, applying a range of residential, commercial, mixed-use, institutional, open space, and right-of-way designations throughout the City (per Table 4-4). Residential designations span the spectrum from Low Density Residential—the City's single largest designation at roughly 5,450 acres, reflecting Pasadena's established single-family neighborhoods—through Low-Medium, Medium, Medium-High, and High Density Residential and Urban Housing, providing for transit-oriented multifamily development. A tiered set of mixed-use designations (Low, Low-Medium, Medium, and High Mixed Use, together totaling roughly 890 acres) supports pedestrian-oriented commercial and residential development along the City's major corridors, complemented by Low and Medium Commercial designations. Institutional lands (approximately 885 acres) reflect the City's substantial civic, educational, and healthcare campus presence, while R&D Flex Space (approximately 151 acres) accommodates Pasadena's technology and research employment base. The Open Space designation totals approximately 2,417.0 acres, reflecting the Arroyo Seco, hillside, and regional park and natural-resource lands. Right-of-Way accounts for approximately 3,072 acres of the City's total land area.

Pasadena's LAFCO-adopted SOI, shown on Figure 4-1 at the end of this Chapter 4, is a larger-than-city SOI of approximately 390 acres encompassing two study areas (P-1 and P-2) within the unincorporated community of East Pasadena. Assessed land uses within the SOI total approximately 305.8 acres, with 1,260 units and approximately 2.6 million square feet of building area, and are predominantly single-family residential (243.7 acres; 766 units), with limited commercial (26.0 acres), multi-family (14.9 acres), industrial, and miscellaneous uses. The City's General Plan designates the SOI area primarily Low Density Residential (271.3 acres), Medium Mixed Use (47.2 acres), and Right-of-Way (71.2 acres). There

[55] See the Fiscal Indicators (BFI) Appendix.

are no agricultural or open-space designations within the SOI. The SOI reflected in the City's General Plan was revised in September 2026 to be consistent with the official SOI boundary adopted by LAFCO.

2. The present and probable need for public facilities and services in the area.

There is an existing and continued need for the full range of municipal services within the City and its SOI. The City directly provides general government (City Manager, City Clerk, City Treasurer, City Attorney, Department of Finance, Human Resources Department), law enforcement (Pasadena Police Department), fire protection and emergency medical services (Pasadena Fire Department), potable water and electricity (Pasadena Water and Power), local wastewater collection, stormwater management, residential (one-to-four-unit) solid waste, and streets (Department of Public Works, parks and recreation (Parks, Recreation, and Community Services Department), library (Pasadena Public Library), public health (Department of Public Health), and housing (Department of Housing) services. Other services are provided by outside agencies or under contract, including wastewater treatment (Los Angeles County Sanitation Districts Nos. 15, 16, and 17), natural gas (SoCalGas), recycled water (City of Glendale), animal care and control (Pasadena Humane), vector control (San Gabriel Valley Mosquito and Vector Control District), and multifamily and non-residential solid waste (City-licensed franchise haulers).

In the SOI, services are provided primarily by Los Angeles County, including general government services (Los Angeles County), law enforcement (Los Angeles County Sheriff – Temple Station), fire protection and emergency medical services (County of Los Angeles Consolidated Fire Protection District (CPFD) Station 5), wastewater (Los Angeles County Sewer Maintenance District (LACSMD) and LACSD), library (Los Angeles County Library), with potable water provided by the City (Pasadena Water and Power).

There will be a continued need for these services and related infrastructure based on existing demand as well as anticipated growth-related demand within the City limits and associated with any annexations. Annexation of SOI areas would not require creation of new service infrastructure but would require negotiation of property tax sharing and service responsibilities.

3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

The City's public facilities and services are generally adequate to meet current demand, with identified needs addressed through the City's Capital Improvement Program and long-range service plans. The Pasadena Fire Department maintains an ISO Class 1 rating and operates eight stations; its adopted 10-Year Operational and Organizational Plan identifies the need for additional personnel, apparatus, a ninth station, and station replacements to address a growing and aging population, increased development, and heightened wildfire risk. The City indicated that it meets its Fire Department response time benchmarks in most areas, but several service gaps in the City, particularly northeast of Station 36 and south of Station 31, result in increased overall response times and affect the City’s ability to meet the response goals. Pasadena Water and Power's 2020 Urban Water Management Plan concludes that water supplies are sufficient to meet demand under normal, single-dry-year, and multiple-dry-year conditions through the 2040 planning horizon, with projected surpluses, and identifies supply-enhancement projects to further strengthen local reliability. Local wastewater is collected by the City and treated at the Los Angeles County Sanitation Districts' San Jose Creek Water Reclamation Plant (100 MGD design capacity), which retains substantial remaining capacity; given the City's built-out character and modest projected growth, wastewater flows are not expected to create capacity constraints over the planning horizon. The City maintains its sewer system under a Sewer System Management Plan and funds ongoing rehabilitation through its Capital Improvement Program.

The City provides approximately 4.43 acres of parks and open space per 1,000 residents. Facility and infrastructure needs, including aging infrastructure, are addressed through annual updates to the City's multi-year Capital Improvement Program, currently addressing FYs 2026 through 2030.

4. *The existence of any social or economic communities of interest in the area, if LAFCO determines that they are relevant to the agency.*

Pasadena functions as a regional employment, retail, educational, healthcare, and cultural center for the western San Gabriel Valley, anchored by major research, technology, aerospace, and educational institutions, including the California Institute of Technology (Caltech), Pasadena City College, and ArtCenter College of Design; life sciences sector, including Huntington Hospital/Huntington Medical Research Institutes, and Kaiser Permanente School of Medicine; and cultural and entertainment venues and events, including the Rose Bowl Stadium, Tournament of Roses Parade, Norton Simon Museum, Pasadena Playhouse, and Old Town Pasadena. Regionally, these research, technology, and life sciences sectors are further supported by the National Aeronautics and Space Administration's Jet Propulsion Laboratory (JPL), which is managed by Caltech, in La Cañada Flintridge, and the Huntington Library and Gardens in San Marino.

5. *For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for public facilities and services, including municipal and industrial water, or structural fire protection, of any DUCs within the existing SOI.*

The City of Pasadena provides potable water, structural fire protection, and wastewater collection services. Accordingly, there is no present or probable need for public facilities or services related to sewers, municipal and industrial water, or structural fire protection for DUCs within the City's existing SOI. One DUC has been identified adjacent to the City's SOI - Census Tract/Block Group 060374613003 (approximately 90.4 acres); however, this DUC is not within the existing SOI, and it is discussed below (Section H, Municipal Services Determination, #2).

H. Municipal Services Determinations

1. *Growth and population projections for the affected area.*

The City of Pasadena has experienced steady but modest growth, increasing from 133,936 residents in 2000 to 140,631 in 2025 (a 1.4 percent increase between 2020 and 2025), with housing units increasing from 54,132 to 63,960, a 3.8 percent increase, over the same period. SCAG's 2024 Demographics and Growth Forecast projects the City's population to reach approximately 143,700 by 2035 and 145,200 by 2050, with housing units growing to 66,900 and jobs to 144,200 by 2050. The City's 2015 General Plan establishes a theoretical buildout of 163,411 residents, 71,953 housing units, and 151,671 jobs. For the 6th Cycle Regional Housing Needs Allocation (2021-2029), SCAG allocated Pasadena 9,429 units, and the City's adopted 2021-2029 Housing Element demonstrates capacity to accommodate this allocation within existing zoning, primarily through mixed-use and transit-oriented development. While Pasadena is a largely built-out and infill-dependent city, the City's General Plan, including the Housing Element, identifies opportunities for development which are supported by the State's housing streamlining provisions and the City's RHNA obligations, which may increase population growth and associated demand for services compared to the growth trends occurring from 2000 to 2025 and may exceed SCAG's projected growth. The City's General Plan does not contemplate SOI annexation, and no growth is separately projected for the SOI study areas.

2. *The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence (SOI).*

The City has one identified DUC in the vicinity of its SOI, Census Tract/Block Group 060374613003 (approximately 90.4 acres), which is located in Altadena generally between N. Oxford Avenue and Pepper Drive and is by Oakwood Street (the portion of the DUC west of Allen Avenue) and New York Drive (portion of DUC east of Allen Avenue) to the north and the City of Pasadena to the south and west. The DUC is a residential community, with a mixture of single family residential homes, small-scale multifamily buildings, several apartment complexes with approximately 20 to 60 units, and several institutional uses. DUC designations were based on 2016-2020 American Community Survey data (median household income below $62,939). No other DUCs were identified within or contiguous to the City's SOI.

3. *Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies, including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.*

The City's public facilities and services are generally adequate to meet present demand, though the City has identified aging infrastructure and capital funding needs. The FY 2026-2030 Capital Improvement Program totals approximately $2.49 billion and identifies an approximately $1.1 billion funding shortfall over the five-year period – approximately $734 million of the shortfall is proposed to be programmed for FYs 2027 through 2029, with the remaining $409 million proposed for FY 2030 and beyond. The net value of depreciable capital assets is approximately 50 percent of total depreciable asset value, and recent additions appear to lag depreciation, indicating that capital reinvestment is not fully keeping pace with asset aging.

Fire protection is provided from eight stations (ISO Class 1); the Fire Department's 10-Year Plan identifies needs for additional personnel, apparatus, a ninth station, and station replacements, with fire-facility funding identified as a challenge lacking a dedicated funding source.

Pasadena Water and Power projects adequate water supplies through 2040 under all hydrologic conditions and is pursuing supply-enhancement and infrastructure projects. Local wastewater is collected by the City and treated at the Los Angeles County Sanitation Districts' San Jose Creek Water Reclamation Plant (100 MGD design capacity), which retains substantial remaining capacity; regional flows have declined due to conservation, and no capacity constraints affecting Pasadena are anticipated over the planning horizon, although long-term regional demand should continue to be monitored in the context of RHNA allocations and State streamlining laws.

The one DUC adjacent to the City and its SOI receives fire protection and emergency medical services from the CFPD (Battalion 4, Stations 11 and 66), water from Pasadena Water and Power, and sewer service from LACSMD (collection) and LACSD No. 17 (regional collection and treatment). This DUC is located in Altadena, which was significantly impacted by the Eaton Fire in 2025, which burned approximately 14,000 acres, killing 19 people and destroying more than 9,400 structures. Based on aerial photos of this area, it appears that the DUC borders the Eaton Fire impact area but the structures and facilities within the DUC were generally not destroyed or lost to the fire. This DUC in the SOI vicinity has no known service deficiencies related to sewers, water, or fire protection. While this DUC has no known existing service deficiencies, the CFPD Fire District Facilities Master Plan published in October 2020 identifies that Station 11 is projected to have capacity stresses in 2040 and indicates that replacement of Battalion 4's Station 12, which is over 95 years old, is in fair condition, and undersized,

will relieve the projected stressed units at Station 11. The CFPD Fire District Facilities Master Plan does not identify the need for any improvements or capacity increases for Station 66.

4. Financial ability of agencies to provide services.

The City currently has the financial ability to provide services but faces near- and long-term fiscal pressures. From FY 2018-19 through FY 2023-24, General Fund expenditures grew at a high average rate of 7.9 percent, outpacing revenue growth of 6.3 percent, and the City's five-year forecast anticipates annual structural shortfalls driven in part by rising unfunded pension liabilities. The City balanced its FY 2025-26 budget with a one-time $2.2 million reduction. The City maintains strong credit ratings (AAA from S&P and AA+ from Fitch) and Tier 1 (15 percent) and Tier 2 (5 percent) General Fund reserve goals, which it currently meets; the reserve indicator declined from 30.8 percent in FY 2018-19 to 20.6 percent in FY 2023-24. The City's General Fund reserve goal is consistent with the GFOA recommendation for reserves equal to or exceeding two months of expenditures, or about 16.7 percent. Voter-approved revenue measures include Measure I (a 0.75 percent transactions and use tax generating approximately $32.2 million in FY 2025-26, with no sunset), a library parcel tax (Measure L), and a 2024 general obligation bond (Measure PL, $195 million) for the Central Library seismic retrofit. Significant risks include the potential loss of more than $50 million in annual federal funding and the absence of a dedicated funding source for fire-facility needs. The City is taking steps to reduce pension and OPEB liabilities, including Section 115 trusts and consideration of a CalPERS Fresh Start, which would consolidate individual unfunded liability components into a single amount over a new amortization term, which simplifies and stabilizes payments and can result in interest savings by reducing the amortization period. Reducing unfunded liabilities will increase funds available for public services and infrastructure and will reduce borrowing costs and exposure to adverse investment conditions.

5. Status of, and opportunities for, shared facilities.

The City participates extensively in shared facilities and services through joint powers authorities and interagency agreements, including the San Gabriel Valley Council of Governments, the Verdugo Fire Communications Center, the Arroyo Verdugo Communities JPA, the Burbank-Glendale-Pasadena Airport Authority, the Burbank-Glendale-Pasadena Regional Housing Trust, the Southern California Public Power Authority (joint power procurement), Foothill Transit, the Foothill Employment and Training Consortium, the Interagency Communications Interoperability System (shared digital radio with Glendale and Burbank), and the Raymond Basin Management Board. The City shares facilities with the Pasadena Unified School District under joint-use agreements, purchases recycled-water capacity from the City of Glendale's Los Angeles-Glendale Water Reclamation Plant, and contracts with Pasadena Humane for animal services (also serving adjacent unincorporated areas) and with Los Angeles County for various general services. These arrangements provide economies of scale and avoid duplicative facilities. No significant barriers to shared services were identified; additional opportunities may exist for expanded joint use of school and regional facilities. No additional opportunities for shared facilities have been identified.

6. Accountability for community service needs, including governmental structure and operational efficiencies.

Government Structure: The City of Pasadena is a charter city with a Council-Manager form of government. Seven City Council members are elected by district to four-year terms, and the Mayor is elected at-large. The City Council appoints the City Manager, City Clerk, and City Attorney/City Prosecutor and is supported by numerous boards and commissions.

Management Efficiencies: The City has not prepared recent management or efficiency studies but uses its annual budget's departmental performance objectives to assess service delivery. The City manages a five-year Capital Improvement Program and produces its Annual Comprehensive Financial Reports in a timely manner, typically within six months of fiscal year-end; audit issues over the past five years have been resolved, with the exception of one FY 2023-24 item that is being addressed.

Local Accountability and Governance: The City demonstrates accountability and transparency through posting agendas, staff reports, and minutes; streaming meetings online; maintaining an active social media presence; publishing newsletters; and providing multiple complaint and service-request channels, including the Pasadena City Service Center and GO-REQUEST system. The City notices and conducts its meetings in compliance with the Brown Act and cooperated fully with this MSR.

7. Any other matter related to effective or efficient service delivery, as required by Commission policy.

The City revised its General Plan Land Use Map in September 2026 to reflect the SOI boundary consistent with the LAFCO-adopted SOI i. This MSR identifies for future consideration whether the official SOI established by LAFCO should be modified. The SOI appears to divide several parcels along the western boundary of Study Area P-2 near Eaton Wash. Areas considered for modification are discussed in the Sphere of Influence Recommendation in Section I below.

Extraterritorial water and sewer service provided by the City to adjacent cities and to adjacent unincorporated areas should be documented through identification of terms of the number and location of extraterritorial connections in the City's Water System & Resources Plan, Master Sewer Plan, and Sewer System Management Plan. No other matters affecting effective or efficient service delivery were identified. Available information reviewed for this MSR indicates that extraterritorial areas receiving water service and/or sewer service from the City have received these extraterritorial services since prior to 2001. It is noted that the City is required to request and receive written approval from LAFCO prior to providing any new or extended services by contract or agreement outside of its jurisdictional boundary pursuant to the Cortese-Knox-Hertzberg Act as set forth in Government Code § 56133.

The unincorporated community of Altadena borders the City to the north. Altadena was significantly impacted by the Eaton Fire in January 2025, which burned approximately 14,000 acres, killing 19 people and destroying more than 9,400 structures. Altadena is not recommended for inclusion in Pasadena's SOI at this time.

Altadena, with a population of 42,846 at the time of the U.S. Census 2020, is a large community with a distinct identity. It receives localized governance services through the County of Los Angeles, including but not limited to general government, law enforcement (Los Angeles County Sheriff's Department Altadena Station), fire protection and emergency medical services (CFPD Stations 11, 12, and 66), wastewater collection and treatment (LACSMD and LACSD No. 17), as well as special districts, including the Altadena Library District. Water service is fragmented with services provided by Pasadena Water and Power (municipally-owned utility) and other utilities, including Kinneloa Irrigation District (special district), Las Flores Water Company, Lincoln Avenue Water Company, and Rubio Cañon Land and Water Association, which receive water from Foothill Municipal Water District (special district).

Geographically and demographically, adding Altadena to Pasadena's SOI would expand the City's population and service base by nearly 30 percent. This scaling would place an operational strain on Pasadena. Resolving services with the multiple service providers currently serving Altadena would generate significant structural overlap and duplication of services, resulting in the need to streamline or

consolidate services. Pasadena's Fire Department is currently addressing funding for station renovations and the construction of a ninth fire station to fix local coverage gaps within its service area that would likely be stressed by considering absorbing Altadena's service population. The inclusion of Altadena would affect the City's ability to provide improvements necessary to improve response times for future wildfires. Further, the need for extensive infrastructure and facility restoration to address damage caused by the Eaton Fire could have an adverse effect on Pasadena's fiscal solvency and credit rating.

While Pasadena has annexed portions of Altadena, historical information indicates that multiple annexation efforts by Pasadena, 47 efforts identified through 2025, were contentious and some defeated.[56],[57] A 2021 article regarding annexation and incorporation attempts indicated Altadena voters resisted incorporation, defeating incorporation measures in 1957 and 1965.[58] Anecdotal information also indicates that Altadena was given its own Sphere of Influence by the Los Angeles County Board of Supervisors in the 1980s; while unincorporated communities are not given SOIs, the Altadena Library District, which is bordered by Pasadena to the south and west, does have a coterminous SOI that was reconfirmed in 2012. This history of friction over annexations and incorporation would need to be addressed and overcome to support unified municipal governance for the entire community of Altadena.

I. Sphere of Influence Recommendation

This MSR recommends that LAFCO consider the following actions regarding the City of Pasadena's SOI, subject to further study, coordination with affected agencies and property owners, and any environmental review required under CEQA:

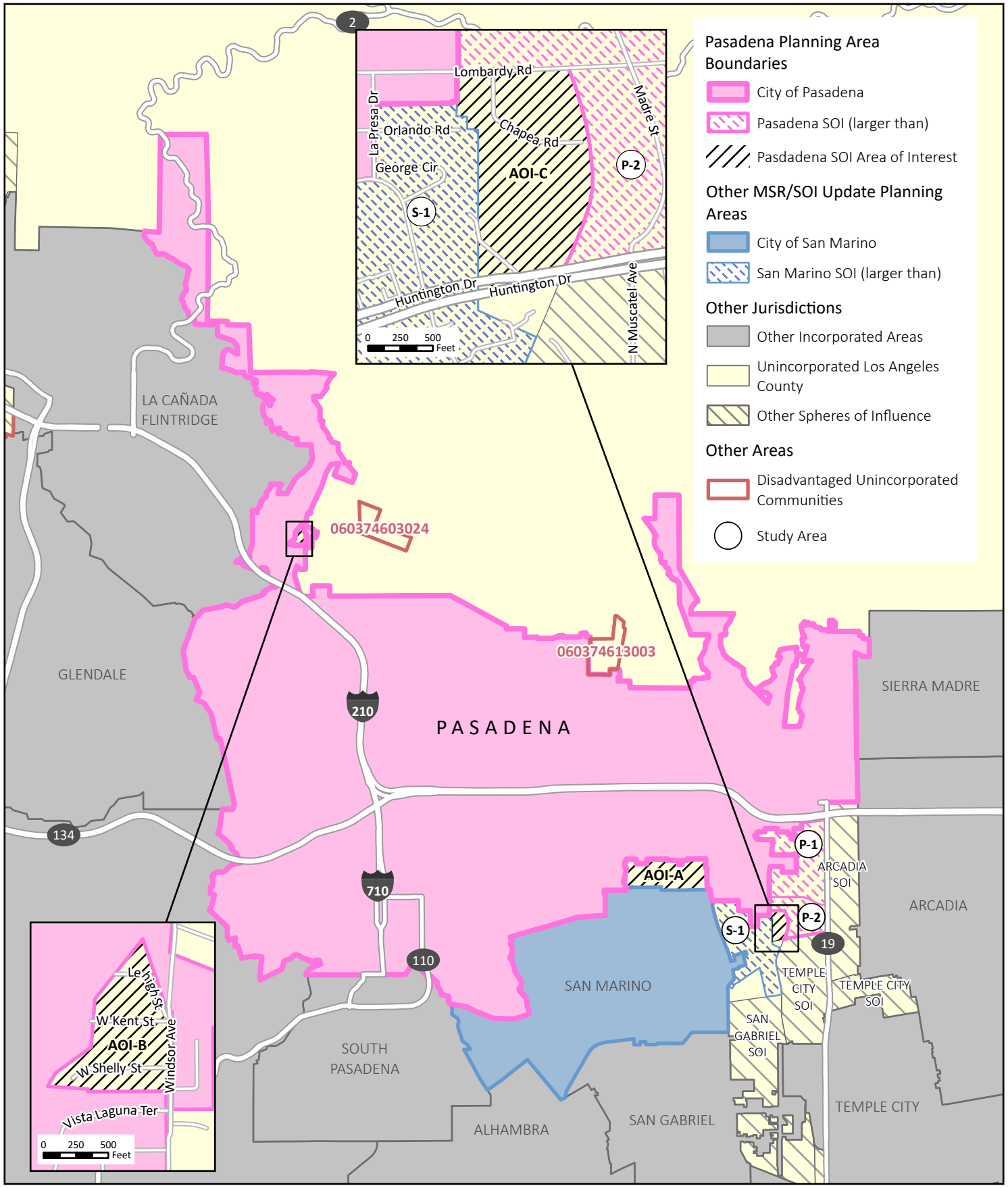
- Retain Study Areas P-1 and P-2 within the City of Pasadena's SOI.
- Evaluate modifying the western boundary of SOI Study Area P-2 to address parcels that are divided by the SOI. It is recommended that parcels that are east of Eaton Wash, including parcels that have the majority of their parcel area located east of Eaton Wash, be included in the SOI and that parcels that are west of Eaton Wash be excluded from the SOI.
- Evaluate adding the unincorporated San Pasqual area to the City's SOI. San Pasqual is shown as Area of Interest A (AOI-A) on Figure 4-1 (located at the end of this chapter). This area is approximately 163.8 acres. AOI-A is an unincorporated island, bordered by the City of Pasadena to the north, east, and west and by the City of San Marino to the south. This area is connected to Pasadena's roadway network by San Pasqual Street, S. Berkeley Avenue, S. San Marino Avenue, S. Craig Avenue, S. Grand Oaks Ave, Bonita Ave, S. Roosevelt Ave, S. Sierra Madre Boulevard, S. Santa Anita/S. Altadena Avenue, and Virginia Avenue. The City provides extraterritorial sewer service to San Pasqual and extraterritorial water service to a small portion of northwest San Pasqual (see Chapter 3, Table 3-2 and Figures 3-3 and 3-4). Other service providers to this area include fire (CFPD Station No. 5), law enforcement (LA County Sheriff), water (California American Water Company), and library (County of Los Angeles Public Library System). AOI-A shares access, some infrastructure, and community ties, including schools (Pasadena Unified School District), with the City. Formal inclusion in Pasadena's SOI would align

[56] Altadena Historical Society, 2021. The Echo, Volume 94, Altadena's Recurring Identity Crisis. Fall/Winter 2021. P. 7.
[57] Press Telegram, 2025. A history of annexation efforts graphic.
[58] Altadena Historical Society, 2021. The Echo, Volume 94, Altadena's Recurring Identity Crisis. Fall/Winter 2021. P. 7.

the SOI more closely with the services the City provides. This would also facilitate service delivery as San Pasqual is currently an unincorporated island fully bordered by the City of Pasadena to the north, west, and east, and by the City of San Marino to the south. The existing service delivery framework in this area is anticipated to facilitate a transition to City governance without requiring creation of significant new service infrastructure.

- Evaluate adding Area of Interest B (AOI-B), 14.2 acres, that is substantially surrounded by the City of Pasadena. This area is located east of the part of the City that extends northward along Arroyo Seco and includes the parcels along Lehigh Street, W. Kent Street, and W. Shelly Street that are west of Windsor Avenue. AOI-B is connected to the City via Windsor Avenue. This area includes one parcel that is partially within the City and partially in the unincorporated area, three parcels accessed via Lehigh Street that are within the City but not accessible via City streets, and a home on Lehigh Street that is located on two parcels, with one portion of the home in the City and the other in the unincorporated area. The City provides extraterritorial water service to this area. Other service providers for this area include fire (CFPD Station No. 12), law enforcement (LA County Sheriff), wastewater (LACSD), and library (County of Los Angeles Public Library System). This area shares access, some infrastructure, and community ties, including schools (Pasadena Unified School District), with the City, while also sharing some infrastructure, including sewer, fire protection and emergency medical, law enforcement, library, and other services, with the unincorporated community of Altadena. Since AOI-B is substantially surrounded by the City of Pasadena, provides primary access to some parcels that are within the City, and shares some infrastructure with the City, the inclusion of AOI-B within Pasadena's SOI will encourage efficient and effective delivery of services and support logical patterns of growth. The existing service delivery framework in this area is anticipated to facilitate a transition to City governance without requiring creation of significant new service infrastructure.

This MSR and SOI Update considered the potential to extend Pasadena's SOI in the southeastern area to border San Marino's SOI. The area considered is shown as Area of Interest C (AOI-C), a 31.6-acre area, on Figure 4-1. This effort reviewed whether this potential modification to Pasadena's SOI would promote complete neighborhoods and improve service delivery and efficiency. This area includes: 1) the southwest portion of the Chapman Woods neighborhood, specifically the residences located west of Eaton Wash between Lombardy Road and Huntington Drive, 2) the majority of a small residential area located along S. Oak Forest Lane north of Huntington Drive, and 3) a high voltage transmission corridor that bounds the Chapman Woods neighborhood to the west and the S. Oak Forest Lane neighborhood to the east. This area receives services primarily from the County, including fire (CFPD), law enforcement (LA County Sheriff), wastewater (LACSD), and library (County of Los Angeles Library System), at levels similar to municipal services. AOI-C receives water service from the City for the portion of AOI-C located between the high voltage transmission corridor and Eaton Wash (Chapman Woods portion of AOI-C), while the parcels on S. Oak Forest Lane receive water service from Sunny Slope Water Company. While the City provides water service to the Chapman Woods neighborhood and, thus, a portion of AOI-C, the overall development pattern in this area does not connect to the City's street and circulation network, with the high voltage transmission line, Eaton Wash, and multiple cul-de-sacs limiting efficient delivery of services. A review of this area did not identify any significant benefits associated with the inclusion of the area in the City's SOI.

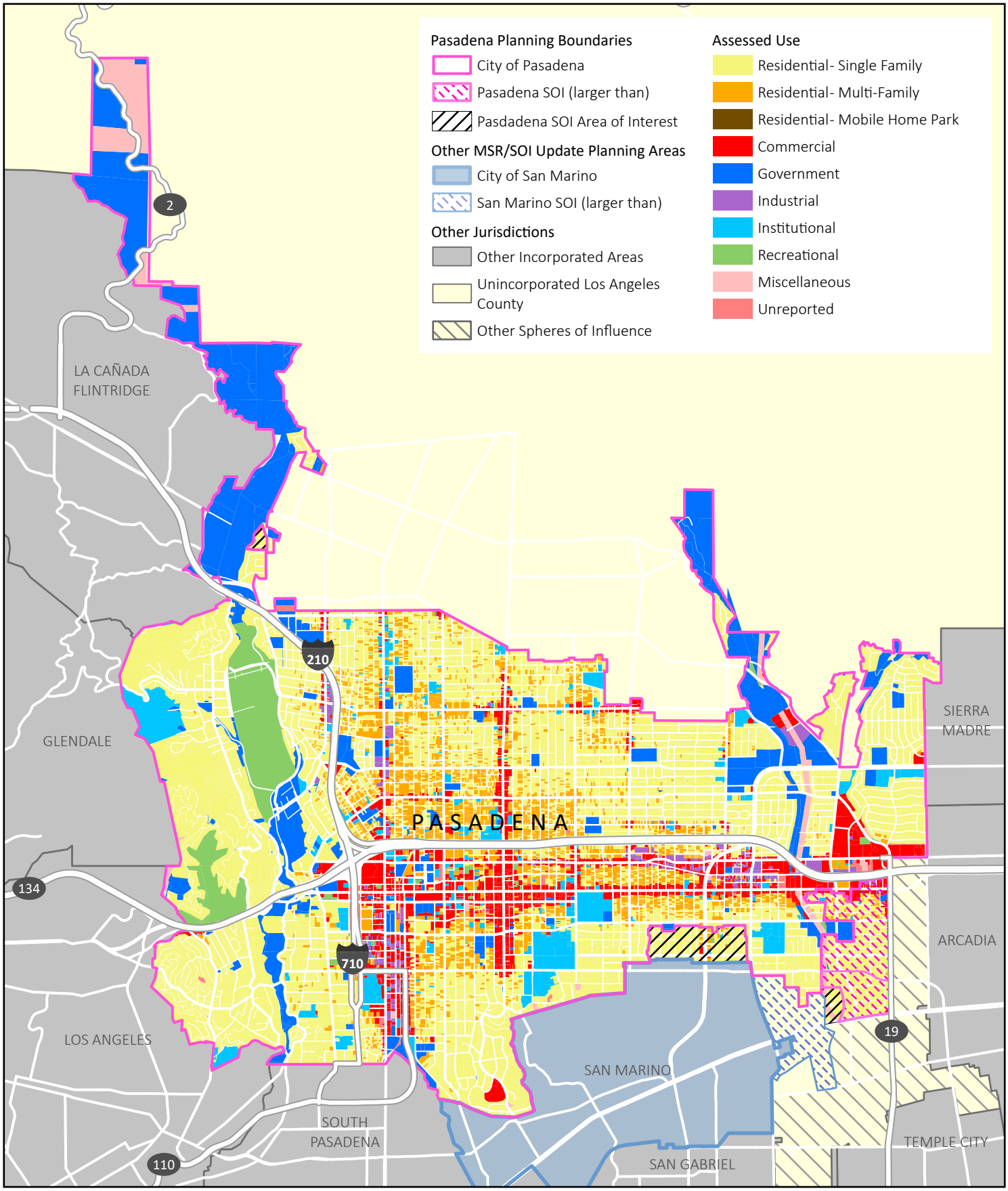


MSR AND SOI UPDATES:
CITIES OF PASADENA AND SAN MARINO

Figure 4-1: City of Pasadena Boundaries

Data Source: Los Angeles County LAFCO.

Produced for the Los Angeles County Local Agency Formation Commission (LAFCO) by De Novo Planning Group, September 16, 2026.



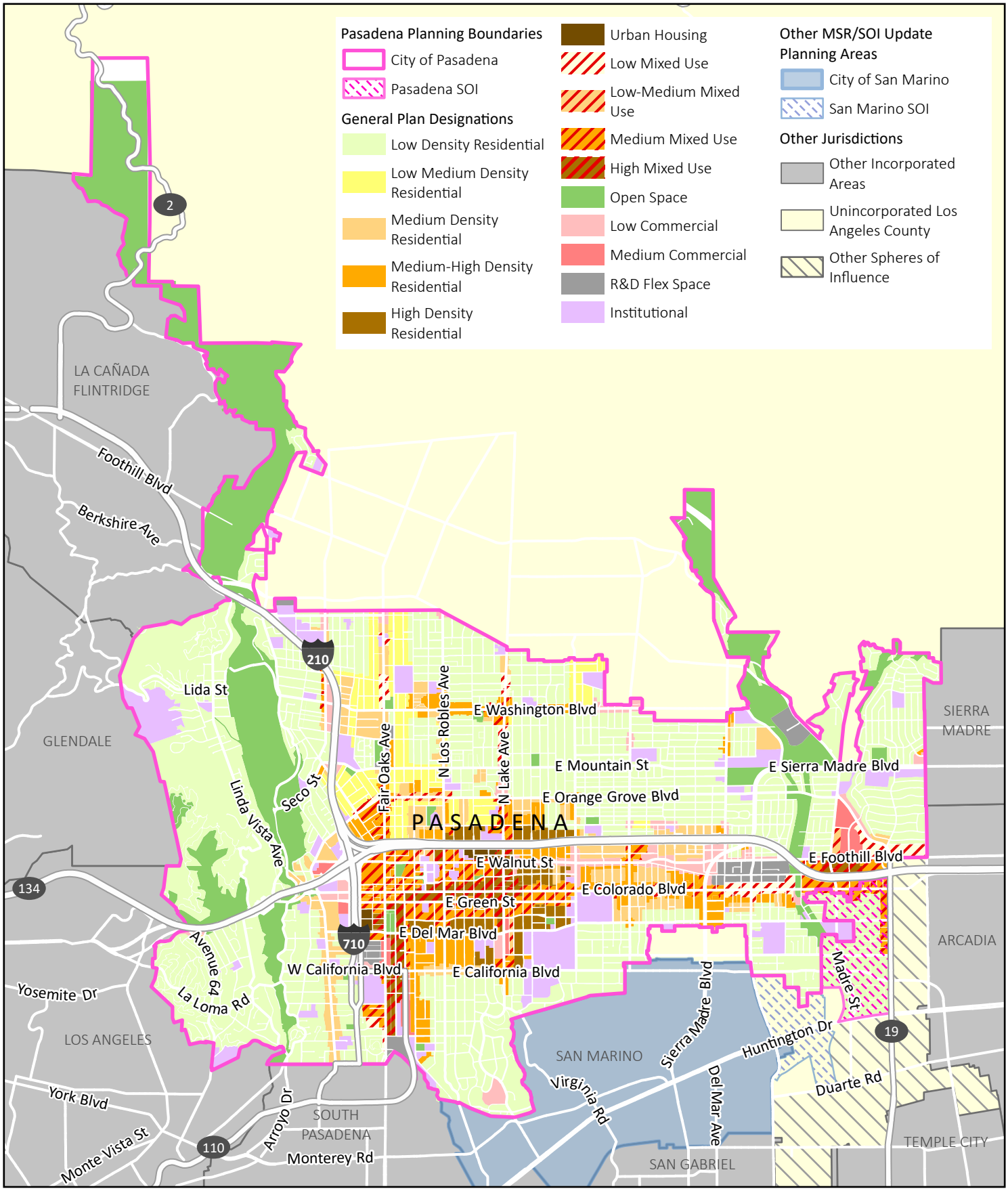
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MSR AND SOI UPDATES:
CITIES OF PASADENA AND SAN MARINO

Data Source: Los Angeles County LAFCO; Los Angeles County GIS, parcels July 2025.

Produced for the Los Angeles County Local Agency Formation Commission (LAFCO) by De Novo Planning Group, August 11, 2026.

Figure 4-2: City of Pasadena Assessed Land Uses (2025)

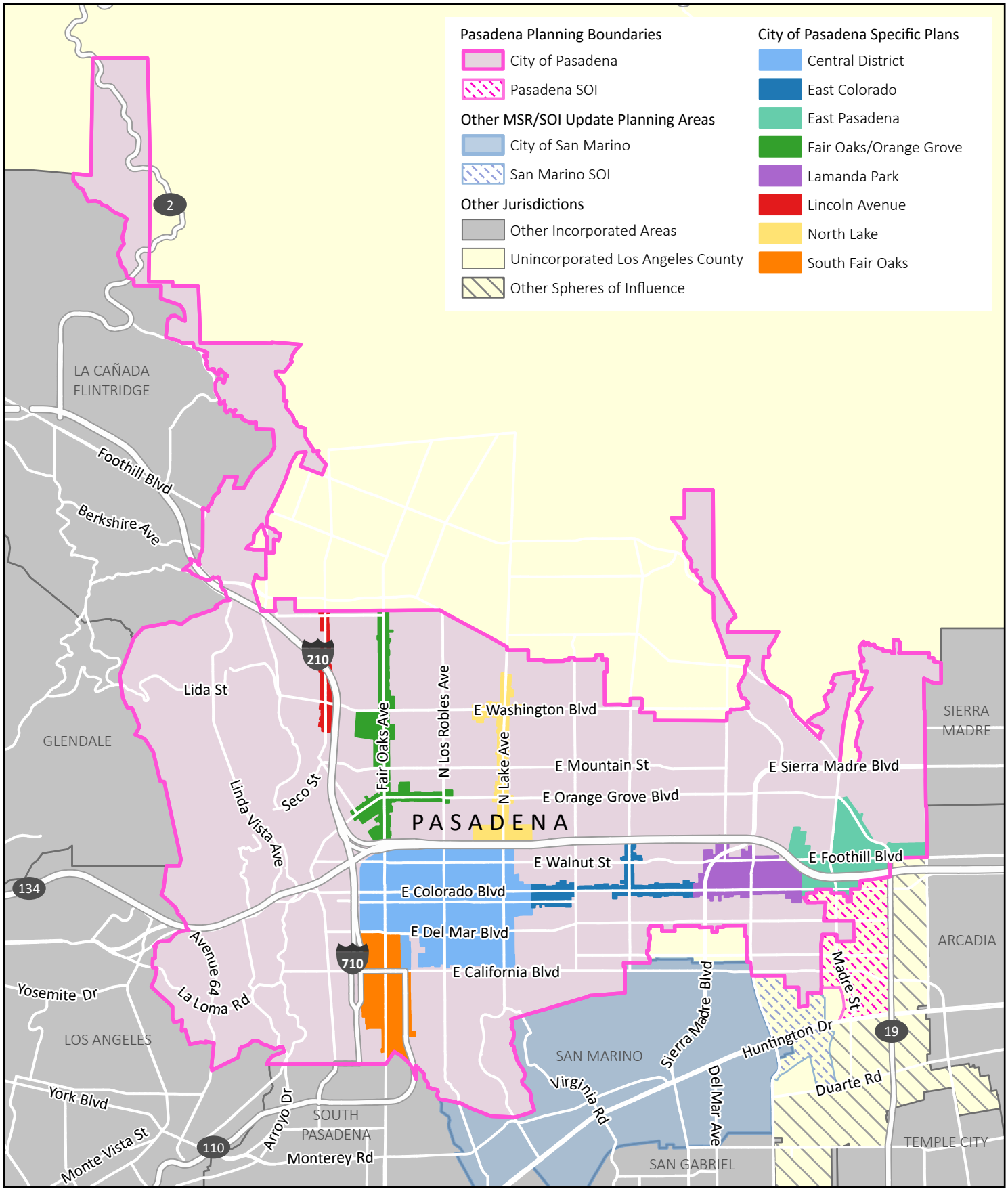


MSR AND SOI UPDATES:
CITIES OF PASADENA AND SAN MARINO

Data Source: Los Angeles County LAFCO;
City of Pasadena General Plan, November, 2025.

Produced for the Los Angeles County Local Agency Formation Commission (LAFCO) by De Novo Planning Group, March 6, 2026.

Figure 4-3: City of Pasadena General Plan Land Uses



MSR AND SOI UPDATES:
CITIES OF PASADENA AND SAN MARINO

Data Source: Los Angeles County LAFCO; City of Pasadena.

Produced for the Los Angeles County Local Agency Formation Commission (LAFCO) by De Novo Planning Group, July 14, 2026.

Figure 4-3: City of Pasadena Specific Plans

5. CITY OF SAN MARINO PROFILE

A. Overview

The City of San Marino electorate voted in favor of incorporation on April 25, 1913. San Marino is located in the Fifth Supervisorial District in central Los Angeles County ("County"), east of State Route 710, south of Interstate 210, and north of Interstate 10.

Boundaries

San Marino is bordered by the City of Pasadena and the unincorporated community of San Pasqual to the north; the unincorporated communities of East Pasadena and East San Gabriel to the east; the City of San Gabriel and the City of Alhambra to the south; and the City of South Pasadena to the west, as shown in Figure 5-1. Huntington Drive serves as the City's primary east-west arterial corridor, running through the center of San Marino connecting to the City of South Pasadena and to East San Gabriel. San Gabriel Boulevard runs along the western boundary of the City. San Marino is home to approximately 12,330 residents, and a workforce of 3,836 employees. San Marino spans an area of approximately 2,410 acres (3.8 square miles). The City's sphere of influence (SOI) is a larger-than-city SOI and encompasses 249 acres (0.4 square miles). The SOI is discussed in detail in the Sphere of Influence Plan and Determinations sections of this chapter.

Form of Government and Staffing

The City of San Marino is a general law city governed by a five member City Council that is elected at-large by eligible registered voters. City Councilmembers are elected to four-year terms. The Mayor is appointed by the City Council, which elects one of its own members to serve as Mayor. City Councilmembers serve without compensation.

City Council meetings occur twice monthly: regular meetings are held on the second Wednesday of each month, and adjourned meetings are typically held on the last Friday of each month. Council meetings are open to the public and take place at 6:00 PM (regular meetings) and 8:30 AM (adjourned meetings) in the Council Chambers at City Hall, located at 2200 Huntington Drive, San Marino. Meetings can also be attended virtually via Zoom.

The City Council appoints a City Manager to serve as the administrative head of the City government responsible for the efficient operation of the City. Additionally, the City Council appoints a City Clerk, City Treasurer, and City Attorney. The City Attorney function is provided under contract by the law firm of Burke, Williams & Sorensen LLP. The City Council is supported by several standing boards and commissions, including the Planning Commission, Design Review Committee, Recreation Commission, and Library Board of Trustees. The City is organized into the following departments: City Manager's Office, City Clerk, Finance, Human Resources, Community Services (Library and Recreation Divisions), Community Development, Parks and Public Works, Fire, and Police. All City departments operate under the direction of the City Manager.

According to the FY 2025-26 Adopted Operating and Capital Budget, the City of San Marino operates with an annual General Fund budget of approximately $36.4 million and employs a total of 136.47 full-time equivalent (FTE) positions citywide, a decrease of 3.47 FTEs from the FY 2024-25 adopted budget. The reduction reflects the elimination of the Aquatics Program and reduced Library part-time hours consistent with current operational trends.

Transparency

The City's website includes information about City Council meetings and other public meetings, including meeting agendas, staff reports, and minutes, budget documents, financial reports, capital improvement plans, fee schedules, municipal code, and General Plan documents. The City's website is translatable into a wide range of languages through an integrated translation tool. The meeting schedule is posted on the City's website along with agendas, which are also posted in front of City Hall. Council meeting minutes are posted on the City's website and are available at City Hall. Meeting notices are also published in the San Marino Tribune. The City streams City Council and commission meetings online and via its YouTube channel. The City is active on several social media platforms including Facebook, Instagram, LinkedIn, YouTube, and X (formerly Twitter). The City distributes a weekly electronic newsletter to subscribers and issues press releases and emergency alerts through its community messaging system.

The Brown Act establishes requirements governing the location, platform, and methods by which an agenda must be accessible for all meetings, and requirements for virtual and hybrid meetings. The City of San Marino notices and conducts its meetings in compliance with the Brown Act. Zoom links for public meetings are posted on the City's website.

Complaints and requests for assistance can be submitted through the City's website via the Report a Concern portal, which routes requests to the appropriate department. Residents may also submit concerns through the GoGov app or by contacting City departments directly by phone. Code enforcement complaints, public works service requests, and general comments or concerns are all addressed through this system.

The City of San Marino has demonstrated accountability and transparency in its disclosure of information and cooperation during the process of this MSR. The City responded to requests for information.

City Policies

The City’s Land Use Element recommends reviewing an unincorporated island for annexation and speaks to the provision of adequate services within the City, but there are no specific policies related to annexation or to providing services in the SOI or to disadvantaged unincorporated communities.

B. SOI Plan

Current Sphere of Influence

The City’s sphere of influence (SOI) is shown in Figure 5-1. The SOI extends beyond the city limits and includes a portion of East Pasadena located east of San Marino and south of the City of Pasadena. San Marino’s current SOI was initially established in 1973 to include a portion of East Pasadena, was amended in 1983 to include the unincorporated community of San Pasqual, was amended in 1993 to remove San Pasqual and a portion of East Pasadena, and was further amended in 2004 to remove an additional area in East Pasadena.

Extraterritorial Services

The City of San Marino does not provide extraterritorial services including fire, water, or wastewater services to areas outside its municipal boundaries.

Disadvantaged Unincorporated Communities

There is no DUC in the City of San Marino's SOI or in unincorporated areas adjoining the City.

Requested Modifications

City representatives indicated that no modifications to the SOI are requested at this time. While no modifications have been requested, Section I of this chapter recommends refinements to address the potential division of individual parcels and existing neighborhoods by the current SOI and to ensure that the SOI promotes efficient service delivery.

C. Land Use, Growth, and Population Projections

Land Use

Existing Land Uses

Table 5-1 presents the assessed land use designations for the City of San Marino and its SOI, based on Los Angeles County GIS parcel data as of July 2025. Assessed land uses for the City of San Marino and its SOI are shown in Figure 5-2, located at the end of this chapter.

Within the City of San Marino, assessed parcels cover a total of 1,895.2 acres containing 4,520 units and approximately 14,575,537 square feet of building area. Single family residential uses are the primary land use, at 1,519.3 acres with 4,479 units and over 13.4 million square feet of building area, consistent with the City's low-density residential character. Government uses account for 317.8 acres, representing the second largest land use category by acreage. Institutional uses cover 14.8 acres with 192,061 square feet, while Commercial uses occupy 33.0 acres consisting of 36 parcels totaling 777,101 square feet of developed commercial space. Smaller categories include Miscellaneous (4.9 acres, 11,743 sq. ft.), Recreational (1.9 acres, 1 unit, 26,372 sq. ft.), Residential - Multi-Family (1.4 acres, 4 units, 8,785 sq. ft.), and Industrial (2.1 acres, 480 sq. ft.).

The San Marino SOI encompasses 194.3 acres with 667 units and approximately 1,772,646 square feet of building area. The primary land use within the City SOI is also single family residential land uses consisting of 160.9 acres, 602 units, and over 1.57 million square feet. Miscellaneous uses cover 16.7 acres with three (3) units and 13,282 square feet of developed structures, and Institutional uses account for 9.6 acres, 52 units, and 118,053 square feet of developed structures. Commercial parcels in the SOI total 3.3 acres with 57,335 square feet of building area, and Government uses cover 2.8 acres.

Table 5-1: City of San Marino Assessed Land Use Designations

Assessed Land Use	City of San Marino			San Marino SOI			Total		
	Acres	Units	Building S.F.	Acres	Units	Building S.F.	Acres	Units	Building S.F.
Commercial	33.0	36	777,101	3.3	0	57,335	36.3	36	834,436
Government	317.8	0	146,635	2.8	0	0	320.6	0	146,635
Industrial	2.1	0	480	--	--	--	2.1	0	480
Institutional	14.8	0	192,061	9.6	52	118,053	24.4	52	310,114
Irrigated Farm	--	--	--	0.1	0	0	0.1	0	0
Miscellaneous	4.9	0	11,743	16.7	3	13,282	21.6	3	25,025
Recreational	1.9	1	26,372	--	--	--	1.9	1	26,372

Assessed Land Use	City of San Marino			San Marino SOI			Total		
	Acres	Units	Building S.F.	Acres	Units	Building S.F.	Acres	Units	Building S.F.
Residential - Multi-Family	1.4	4	8,785	0.9	10	9,535	2.3	14	18,320
Residential - Single Family	1,519.3	4,479	13,412,360	160.9	602	1,574,441	1,680.3	5,081	14,986,801
Total	**1,895.2**	**4,520**	**14,575,537**	**194.3**	**667**	**1,772,646**	**2,089.6**	**5,187**	**16,348,183**

Source: Los Angeles County GIS parcel data, July 2025

General Plan

The City of San Marino's current General Plan was comprehensively adopted in 2003 and includes elements addressing land use, community services, natural resources, safety (including noise), housing, and circulation. Since adoption, the General Plan has been amended on an element-by-element basis. Most recently, the City adopted an updated 6th Cycle Housing Element on February 9, 2022, covering the 2021–2029 planning period, along with concurrent updates to the Safety Element to address climate adaptation and resiliency as required by State law. The General Plan Land Use Map was subsequently revised, with the most current version approved by the City Council in March 2025.

The City of San Marino's General Plan designates a total of 2,113.0 acres within the City limits and SOI. General Plan land use designations are shown in Figure 5-3, located at the end of this chapter, and summarized in Table 5-2. Within the City's 1,918.7 acres, the predominant land use designation is Very Low Density Residential at 884.2 acres, followed by Low Density Residential at 461.4 acres and Estate Residential at 264.4 acres, reflecting San Marino's established character as a low-density residential community. Historical and Cultural accounts for 212.1 acres, while Parks and Recreation comprises 49.1 acres. Other designations include Mixed-Use 1 at 22.8 acres, Commercial at 9.3 acres, Religious Institution Housing at 6.8 acres, Mixed-Use 2 at 5.7 acres, and Multi-Family Residential at 2.9 acres. The San Marino SOI encompasses an additional 194.3 acres and is not designated for a specific use.

Table 5-2: City of San Marino General Plan Land Use Designations

General Plan Land Uses	Acre
City of San Marino	
Commercial (C)	9.3
Historical and Cultural (HC)	212.1
LDR - Low Density Residential (LDR)	461.4
Multi-Family Residential (MFR)	2.9
Mixed-Use 1 (MU-1)	22.8
Mixed-Use 2 (MU-2)	5.7
Parks and Recreation (PR)	49.1
Estate Residential (RE)	264.4
Religious Institution Housing (RIH)	6.8
Very Low Density Residential (VLDR)	884.2
San Marino SOI	
SOI	194.3
Total	**2,113.0**

Source: City of San Marino

Planned and Proposed Development and Annexations

The City has no planned or proposed annexations. The City's recent planned development projects include:

Scholars Grove at Huntington Library: This 33-unit multifamily project, located at 1151 Oxford Road on approximately 4.79 acres within the Huntington Library Campus, which is currently under construction and is the first multifamily project in San Marino's history.

Stoneman Site Multifamily Residential: A City-initiated project to develop multi-family residential units on a 1.56-acre portion of this City-owned site located at 1560 Pasqualito Drive. The City is in the process of selecting a developer and will require a minimum of 49 residential units.

Population, Housing, and Employment Trends

Table 5-3 presents demographic trends for the City of San Marino across four time periods from 2000 to 2025, based on U.S. Census Bureau data and California Department of Finance estimates.

San Marino's population peaked at 13,147 in 2010 before declining to 12,513 by 2020 and further to 12,330 in 2025, reflecting a 1.5 percent decrease between 2020 and 2025 and consistent with the City's long-term trend as a fully built-out community with limited new housing capacity. Housing units have grown modestly over the period, increasing from 4,437 in 2000 to 4,588 in 2025, a 2.4 percent increase between 2020 and 2025. Employment within the City, as measured by the Longitudinal Employer-Household Dynamics (LEHD) OnTheMap workplace-area data, increased from 3,373 jobs in 2002 to a high of 4,038 in 2010, before declining to 3,493 in 2020 and partially recovering to 3,836 by 2023. Average household size has fluctuated over the period, decreasing slightly from 3.03 in 2000 to 2.97 in 2010, before rising to 3.21 in 2020 and declining to 2.84 in 2025, representing an 11.5 percent decrease between 2020 and 2025. Average household income has grown substantially over the 25-year period, rising from $117,267 in 2000 to $154,962 in 2010, $164,423 in 2020, and $214,167 in 2024.

Table 5-3: City of San Marino Demographic Trends

Demographic Characteristics	2000	2010	2020	2025	% Change 2020-2025
Population	12,945	13,147	12,513	12,330	-1.5%
Housing Units	4,437	4,477	4,482	4,588	2.4%
Jobs	3,373	4,038	3,493	3,836	9.8%
Average Household Size	3.03	2.97	3.21	2.84	-11.5%
Median Household Income	$117,267	$154,962	$164,423	$214,167	30.3%

[1]Jobs data reflects 2002, 2010, 2020, and 2023 data as U.S. Census Bureau OnTheMap jobs data is limited to 2002-2023.
[2]Median household income reflects 2024 data as U.S. Census Bureau ACS 1-Year Estimates (2024) is most current data.
Source: U.S. Census Bureau — Decennial Census SF1 (2000, 2010), PL94-171 (2020), ACS 5-Year Estimates (2010, 2020); CA Department of Finance E-5 Report, January 1, 2025; LEHD OnTheMap.

Growth Projections

According to the Southern California Association of Governments (SCAG) forecasts, the City of San Marino is projected to experience minimal growth across all indicators between 2019 and 2050. Population is forecast to increase marginally from 12,600 in 2019 to 12,700 by 2035, remaining stable through 2050, representing a net increase of only 0.8 percent over the 31-year period. Housing units are projected to hold steady at 4,200 through 2035 before increasing slightly to 4,300 by 2050, a net gain of approximately 100 units or 2.4 percent. Employment is forecast to grow modestly from 5,400

jobs in 2019 to 5,600 jobs by 2035, also remaining stable through 2050, reflecting a 3.7 percent increase over the forecast period.

Table 5-4: Southern California Association of Governments Forecasts – City of San Marino

Forecast	2019	2035	2050	2019-2050 Change
Population	12,600	12,700	12,700	0.8%
Housing Units	4,200	4,200	4,300	2.4%
Jobs	5,400	5,600	5,600	3.7%

Source: Southern California Association of Governments Demographics & Growth Forecast Technical Report, 2024

For the 6th Housing Element Cycle covering the 2021–2029 planning period, the City of San Marino was allocated a total of 397 housing units under the Regional Housing Needs Assessment (RHNA) as determined by SCAG (see Table 5-5). The RHNA is distributed across four income categories: 149 Very Low Income units (38%), 91 Low Income units (23%), 91 Moderate Income units (23%), and 66 Above Moderate Income units (17%). The City's 2021–2029 Housing Element, adopted by the City Council in February 2022, amended in November 2024, and readopted in February 2025, addressed creation of a Multi-family Residential zone to accommodate a portion of the City's lower income RHNA. The 2021-2029 Housing Element demonstrated San Marino's ability to accommodate its RHNA through a new Multi-family Residential zone, development of underutilized commercial, library, school, and church sites, and development of accessory dwelling units.

Table 5-5: Regional Housing Needs Assessment – City of San Marino

Income Group	% of County AMI	Number of Units Allocated	Percent of Total Allocation
Very Low[1]	0–50%	149	38%
Low	>50–80%	91	23%
Moderate	>80–120%	91	23%
Above Moderate	120%+	66	17%
Total	---	**397**	**100%**

Source: City of San Marino 2021–2029 Housing Element, 2022.
Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0–30% AMI). Using the 50% apportionment, the City's very low-income RHNA of 149 can be split into 75 extremely low- and 74 very low-income units.

D. Municipal Services

The City of San Marino directly provides a range of municipal and community services focused on local government functions and quality of life. These include city administration, fire protection, emergency medical services, law enforcement, planning, building, public works, parks and recreation, library, street maintenance, and solid waste (see Table 5-6). Some services, such as animal care and control and solid waste, are provided by the City via contracts with other service providers. Other services, such as potable water, wastewater treatment, regional flood control, electricity, natural gas, and solid waste (non-residential) are provided by outside agencies, including investor-owned public utilities and special districts.

Table 5-6: City of San Marino Municipal Services

Service Type	Responsible Agency	Service Provider
Animal Care & Control	City (Contract)	Pasadena Humane (contract)
Electricity	Investor-Owned Public Utility	Southern California Edison (SCE)
Emergency Medical (Ambulance)	City	San Marino Fire Department
Fire Protection	City	San Marino Fire Department
General government (administration, finance, planning, building, public works)	City	City of San Marino
Law Enforcement	City	City of San Marino
Library	City	City of San Marino
Natural Gas	Investor-Owned Public Utility	Southern California Gas Company (SoCalGas)
Parks and Recreation	City	City of San Marino
Potable Water	Investor-Owned Public Utilities	California American Water Company; Sunny Slope Water Company
Solid Waste	City (Contract)	Valley Vista Services
Stormwater Management / Flood Protection	City / Special District	City of San Marino – Parks & Public Works; LA County Flood Control District
Street Maintenance	City	City of San Marino
Telecommunication / Broadband	Private	Private providers
Vector / Pest Control and Abatement	Special District	Greater Los Angeles County Vector Control District (GLACVCD)
Wastewater Collection	City	City
Wastewater Treatment and Disposal	Special District	Los Angeles County Sanitation District (LACSD) Nos. 15 and 16

Source: De Novo Planning Group, 2025

Government Services

General government services for the City of San Marino are provided through a Council/Manager form of government. The City is governed by a City Council of five members elected to four-year terms, who serve without financial compensation and elect one of their own as Mayor. The Council establishes high-level policy objectives including adopting the budget, ordinances, and resolutions, and appointing and overseeing the City Manager.

The **City Manager** is appointed by the City Council and is responsible for executing Council policies, coordinating City department operations, preparing and administering the City budget, and keeping the Council apprised of matters related to general operations, finance, personnel, and legislation.

The **City Clerk**, a branch of the City Manager's Office, conducts municipal elections, prepares Council meeting agendas, records meeting minutes, maintains the San Marino Municipal Code, and provides public access to City records. The City Clerk also serves as the custodian of the Official City Seal.

The **Finance Department** is responsible for the City's annual audits, operating and capital budgets, long-range financial planning, accounting, debt management, cash management, payroll, and information technology systems.

The **Human Resources Department** supports all City departments through employee recruitment, job classification, compensation and benefits administration, training and development, labor relations, and personnel records management.

The **City Attorney** role, providing legal counsel to the City Council, advisory boards, commissions, and City staff, is provided by Burke, Williams and Sorensen, LLP on a contract basis with the City.

Law Enforcement

The City of San Marino Police Department (SMPD) provides law enforcement services to the City. SMPD's services include responding to calls for service, traffic enforcement and collision investigation, proactive patrolling of residential and commercial areas, crime investigation and prosecution referral, partnership with the San Marino Unified School District to ensure school safety, and a variety of community engagement programs.

As of FY 2025-26, the SMPD is comprised of 43.5 full and part-time personnel, including 32 sworn officers and 11.5 civilian staff, representing approximately 2.3 sworn officers per 1,000 residents. The department is led by Police Chief John Incontro, supported by two Bureau Commanders and a civilian Administrative Manager. The FY 2025-26 adopted operating budget for the Police Department is approximately $10.7 million.

As shown in Table 5-7, reported crime in San Marino from 2022 through 2025 consisted mostly of property offenses. Burglary and larceny theft together accounted for approximately 91 percent of all reported crimes over the four-year period. Total reported crimes ranged from 175 in 2024 to 230 in 2025, the highest annual total of the period. The 2025 increase was driven mainly by larceny theft, which rose from 93 to 127 incidents, and burglary, which rose from 69 to 88 incidents. Auto theft declined from 24 incidents in 2022 to 7 in both 2024 and 2025. Violent crime remained low throughout the period, at between four and seven incidents per year. No homicides were reported, and aggravated assaults ranged from two to four per year. Arson incidents ranged from one to two per year. SMPD issued 2,892 traffic citations in FY 2023-24 and held 47 community meetings.

Table 5-7 summarizes crimes by type in the City of San Marino from 2022 through 2025.

Table 5-7: Crimes by Type, City of San Marino 2022-2025

Type of Crime	2022	2023	2024	2025
Homicide	0	0	0	0
Rape	0	1	0	0
Robbery	1	3	0	3
Aggravated Assault	3	2	4	4
Burglary	69	64	69	88
Larceny Theft	94	123	93	127
Auto Theft	24	11	7	7
Arson	1	1	2	1

Source: California Department of Justice, 2026. 2022 through 2025 Year to Date Comparison Reports provided by the City of San Marino Police Department.

Fire Protection / Ambulance Services

The City of San Marino operates its own municipal fire department, the San Marino Fire Department (SMFD), which has served the community since 1923. The department provides fire suppression,

emergency medical services, rescue operations, fire investigation, fire prevention, public education, and emergency management to the City's approximately 12,000 residents across a 3.75-square-mile service area. The SMFD operates from a single fire station located at 2200 Huntington Drive within San Marino City Hall.

As of FY 2025-26, the SMFD is staffed with 21.0 full-time employees, organized into three shifts. Each shift is staffed by one Division Chief, under a shared agreement with the City of South Pasadena, one Fire Captain, one Fire Engineer, and four Firefighter/ Paramedics. All San Marino firefighters are licensed paramedics with the State of California and accredited by the County of Los Angeles, a distinction held by only approximately ten percent of cities in Los Angeles County. The FY 2025-26 adopted operating budget for the Fire Department is approximately $8.3 million.

In 2024, the SMFD responded to 1,924 total incidents, of which 52 percent were within the City of San Marino. Of all incidents, 79 percent were emergency medical service (EMS) responses and 21 percent were fire and service calls. The department responded to 346 fire incidents and 1,518 EMS incidents, treating 1,015 patients, of whom 778 were transported to local hospitals. SMFD also completed 1,116 inspections and logged 5,736 training hours. For fire incidents, the 90th percentile turnout time was 1 minute and 29 seconds, and the 90th percentile overall response time was 6 minutes and 4 seconds. For EMS incidents, the 90th percentile turnout time was 1 minute and the 90th percentile overall response time was 5 minutes and 51 seconds.

Table 5-8: Fire Department Response Time (Fire Incidents), 2022-2024

Type	2022	2023	2024
Response Time Goals			
Structure Fire	Turnout: 1:20 Response: 5:20		
Medical	Turnout: 1:00 Response: 5:00		
Fire			
Number of Incidents	432	416	346
Response Times (seconds)			
Turnout Time	1:16	1:37	1:29
Response Time	6:12	6:23	6:04
Medical			
Number of Incidents	1,578	1,732	1,518
Response Times (seconds)			
Turnout Time	1:01	1:17	1:00
Response Time	6:04	6:11	5:51

Source: City of San Marino, n.d. San Marino Fire Department Annual Report 2024; City of San Marino, n.d. San Marino Fire Department Annual Report 2023; City of San Marino, n.d. San Marino Fire Department Annual Report 2022.

The San Marino Fire Department participates in automatic aid with neighboring agencies through the Verdugo Communications System/Unified Response, a regional automatic aid agreement established in 2005 that covers 13 fire agencies in the San Gabriel Valley: Alhambra, Arcadia, Burbank, Glendale, Monrovia, Montebello, Monterey Park, Pasadena, San Gabriel, San Marino, Sierra Madre, South Pasadena, and Hollywood Burbank Airport. Under this agreement, jurisdictional borders are not considered for fire responses and the Verdugo Communications Center in Glendale automatically dispatches the closest available unit to any emergency without requiring inter-agency permission, reducing response delays inherent in traditional mutual aid protocols. Rescue ambulances are

dispatched under a separate system of agreements amongst Verdugo Communications system member agencies. Member agencies train together and coordinate resources on a regional basis.

In addition to the Verdugo system, the SMFD maintains a separate assistance for hire automatic aid agreement with the Los Angeles County Fire Department (LACFD), entered into in 2016, under which San Marino paramedics respond to calls within the jurisdiction of Los Angeles County Engine 5. In 2024, the department responded to 155 incidents under this agreement.

The SMFD also participates in the California Office of Emergency Services (Cal OES) Mutual Aid System, which provides for systematic mobilization of fire and rescue resources on a local, area, regional, and statewide basis. In 2024, the department deployed to three Cal OES incidents outside the region.

Animal Services

Animal care and control services for the City of San Marino are provided under contract by the Pasadena Humane, a nonprofit community-supported animal resource center that has served the greater Los Angeles area since 1903. Animal control officers respond to calls involving sick or injured animals, reunite lost pets with their owners, remove deceased animals from public areas, investigate animal cruelty and neglect, and enforce animal-related laws and ordinances. The designated animal care and control facility is located at 361 S. Raymond Avenue in the City of Pasadena, approximately 2 miles from San Marino City Hall. In addition to field response services, San Marino residents have access to supplemental programs including low-cost spay and neuter services, vaccination clinics, microchipping, lost and found assistance, and wildlife rescue and relocation.

Vector Control

The Greater Los Angeles County Vector Control District (GLACVCD), an independent special district of the County, provides ongoing mosquito and vector control within the City of San Marino. The GLACVCD provides routine services within the City of San Marino including the identification, prevention, and control of pests. Additionally, the GLACVCD responds to case-by-case services requests for mosquito issues, dirty pools, and infestations (e.g., bees, rodents, and fire ants). The City does not pay for these services, which are instead funded by ad valorem property and special assessment taxes on individual parcels.

Community Development

The City of San Marino Community Development Department's mission is to preserve the comforts of the community, its neighborhoods, and natural resources. The department is responsible for current and long-range planning, environmental review, building inspections, plan checking, code enforcement, economic development, and administration of the City's business license program.

The Department is staffed by 13.55 FTEs as of FY 2025-26, including the Community Development Director, a Senior Planner, an Associate Planner, two Assistant Planners, three Permit Technicians, a Building Inspector, a Code Enforcement Manager, two full-time and one part-time Code Enforcement Officers, and a Management Analyst. The FY 2025-26 adopted operating budget for the department is approximately $2.4 million.

Current planning activities include providing zoning information to the public, reviewing development plans for compliance with City zoning regulations, processing plans through the Design Review Committee, Planning Commission, and City Council, and conducting long-range planning through General Plan updates and element amendments. The department also administers and enforces local

and State regulations applicable to construction on private property, including plan review, permit issuance, and field inspection from foundation through final completion.

Public Works

The City of San Marino Parks and Public Works Department is responsible for the design, construction, maintenance, and operations of the City's public infrastructure through a combination of physical assets, best management practices, and skilled personnel.

The City's infrastructure assets include 121 lane-miles of public street and alley rights-of-way, 60 acres of landscaping, including Lacy Park and boulevard-style median parks; 105,000 square feet of civic facilities including City Hall, police and fire stations, the public works corporation yard, San Marino Community Center, Crowell Public Library, and eleven municipal parking lots; 47.5 miles of wastewater collection systems, including sewer mains, manholes, and three lift stations; and seven miles of stormwater drainage systems including lined and unlined washes, culverts, manholes, and drainage inlets.

The Parks and Public Work Department is composed of seven divisions: Administration including city engineering, Fleet, Sewer, Streets, Parks, Grounds, and Building Maintenance. The FY 2025-26 adopted operating budget for the department is approximately $5.3 million, an increase of 14.8 percent over the prior year primarily due to the implementation of a multi-year fleet leasing program previously budgeted under capital expenditures.

Recent accomplishments include the rehabilitation of 29 neighborhood streets totaling approximately 4.5 miles of roadway, replacement of 29,169 square feet of sidewalk, completion of six electric vehicle charging station installations at City Hall, and maintenance of Lacy Park, 25 acres of medians, 7,300 street trees, and all City-owned buildings. The department also responded to 65 calls for service during the January 2025 severe windstorm and Eaton Fire local emergency, working daily to clear debris from City streets and public rights-of-way.

Storm Drainage/Flood Control

Flood control, stormwater, and water quality services are provided through a multifaceted approach within and surrounding the City of San Marino. The Los Angeles County Flood Control District (LACFCD) manages and maintains all major flood control channels and regional flood control infrastructure within and adjacent to the City. The City's Parks and Public Works Department maintains local stormwater drainage infrastructure, including lateral lines and catch basins, consistent with its responsibilities as a co-permittee under the regional MS4 permit.

Stormwater runoff from the City of San Marino drains into the San Gabriel River watershed. The City is a co-permittee under the Los Angeles Regional MS4 Permit (Order No. R4-2021-0105), issued by the Los Angeles Regional Water Quality Control Board (RWQCB) and effective September 2021. The permit requires implementation of pollution prevention programs covering public education, industrial and commercial facility inspections, Low Impact Development (LID) requirements for new development, construction site erosion control, City facility operations, and illicit discharge detection and elimination.

The City's stormwater management program includes best management practices (BMPs), low impact development (LID) standards for new development and redevelopment, illicit discharge detection and elimination, and public education and outreach. The City has also adopted a Storm Water Management and Discharge Control Ordinance and a Model Water Ordinance promoting water-efficient landscaping to reduce runoff from impervious surfaces.

The City participates in the coordinated regional stormwater planning, project implementation, and monitoring coordinated through the Upper Los Angeles River Watershed Management Group. Regional watershed management efforts include conducting annual dry and wet weather sampling to assess watershed health, evaluate regulatory compliance, and monitor priority pollutants including trash, bacteria, metals, and nutrients.

Code Enforcement

Code enforcement is administered by the Community Development Department through a Code Enforcement Division led by a Code Enforcement Manager, supported by two full-time and one part-time Code Enforcement Officer. The Code Enforcement Division investigates violations of laws and ordinances relating to public health, safety and welfare, building standards, property maintenance, and other municipal interests. Residents may submit service requests through the City's website or the GoGov mobile application. During FY 2024-25, the division maintained an average of approximately 73 open cases per month, down from an average of 90 per month in FY 2023-24, reflecting a reduction in active enforcement caseload. In FY 2024-25, the City also implemented a one-year pilot property vacancy enforcement program that included community outreach, canvassing, and increased enrollment in the City's vacant property registration program.

Parks and Recreation

Recreation services for the City of San Marino are provided by the Community Services Department through its Recreation Division. The Recreation Division offers programming for residents of all ages, including early childhood activities, youth enrichment classes and sports camps, adult and senior programs and excursions, community events, and facility reservations for civic and private use. The division is administered from the San Marino Community Center, which serves as the primary indoor programming and rental venue. The Community Center is available seven days a week, including evenings and weekends, and is used for community meetings, private events, and City-sponsored programs.

The City owns and maintains Lacy Park as its primary public park and recreational open space. Located at 1485 Virginia Road between Virginia Road and St. Albans Road, Lacy Park encompasses 35 acres of improved parkland in the center of the City, providing a ratio of 2.84 acres of parkland per 1,000 residents. The City does not have an adopted parkland standard; the General Plan focuses on meeting standards expected by the community rather than a specific numeric standard. Goal 5 of the City's Recreation Program is: "Plan for future facility needs and maintain existing facilities to meet the high standards of excellence expected by the community."[59] The Parks and Public Works Department is responsible for the physical maintenance of Lacy Park and approximately 60 acres of landscaped grounds citywide, including parkways, medians, and civic facility grounds, through its Parks and Grounds divisions. The City does not maintain a standalone parks master plan.

Transit

The City of San Marino does not operate a municipal transit system and does not own or maintain any public transit infrastructure. Transit service within and adjacent to the City is provided by the Los Angeles County Metropolitan Transportation Authority (LA Metro) through fixed-route bus operations.

LA Metro Route 179 is the primary fixed-route bus service directly serving the City of San Marino. The route operates along Huntington Drive, the City's principal commercial and civic corridor, traveling in an

[59] City of San Marino, 2003. General Plan 2003. Community Services Chapter, p. III-3.

east-west alignment between the Rose Hill Transit Center (in the City of Los Angeles) and the Arcadia Station on the Metro A Line. Route 179 provides connections to regional destinations including Pasadena, Alhambra, San Gabriel, and the broader Metro rail network.

Library

Library services for the City of San Marino are provided by the Community Services Department through its Library Division. The Crowell Public Library, located at 1890 Huntington Drive, is the City's public library. The library is open to all residents seven days a week, with weekday hours of 10:00 AM to 8:00 PM Monday through Thursday, 10:00 AM to 5:00 PM on Friday and Saturday, and 1:00 PM to 5:00 PM on Sunday. Weekday evening hours were reduced from 9:00 PM to 8:00 PM in FY 2025-26 as part of citywide budget consolidation measures.

Solid Waste

Solid waste collection and recycling services for the City of San Marino are provided under an exclusive agreement with Valley Vista Services (VVS), a family-owned solid waste and recycling company headquartered in the City of Industry that has served the San Gabriel Valley since 1957. The City Council unanimously approved a 10-year agreement with VVS at a special meeting on May 21, 2025, with service commencing May 31, 2025 and the contract set to expire June 30, 2035.

Water

The City of San Marino receives water from California American Water (Cal Am Water) and Sunny Slope Water Company (SSWC), as shown in Figure 5-3.

California American Water

Potable water service within the majority of the City of San Marino is provided by Cal Am Water. Cal Am Water is a privately owned, investor-owned utility regulated by the California Public Utilities Commission (CPUC). The City of San Marino does not own or operate a municipal water system. Cal Am Water's San Marino System, located in Cal Am's Los Angeles County District, serves approximately 47,451 residents across a service area that includes the City of San Marino and portions of adjacent communities, including parts of the cities of Rosemead, Temple City, San Gabriel, and El Monte, as well as unincorporated areas of Los Angeles County.

The San Marino System obtains its water supply from two sources. Approximately 82 percent of supply is derived from groundwater wells drawing from the Main San Gabriel Basin (MSGB) and the Raymond Basin. The remaining approximately 18 percent is purchased treated surface water from the Metropolitan Water District of Southern California (MWD), delivered via the Weymouth Treatment Plant. MWD's raw surface water sources are the Sacramento River Delta, conveyed via the State Water Project California Aqueduct, and the Colorado River, conveyed via the Colorado River Aqueduct. Groundwater supplies are disinfected with chlorine for bacteriological control. Surface water purchased from MWD is disinfected with chloramines. In 2020, 10,287 acre-feet (AF) was supplied to the San Marino System.

The MSGB is an adjudicated basin that is subject to judgment through Los Angeles County Case No. 924128 (MSGB Judgment); the annual operating safe yield is established annually by the MSGB Watermaster based on hydrologic conditions. The Los Angeles County District's San Marino service area has an adjudicated right to 4.03204% of the operating safe yield for the MSGB. The extraction amount available to water producers is not restricted, but the MSGB Judgment provides a means for replacing

all annual extractions in excess of a party's annual right with supplemental water to maintain a sustainable operation.

Raymond Basin was the first groundwater basin adjudicated in California, in 1944, to resolve conflicts between pumping entities. Under the adjudication, extraction rights were allocated to 16 parties based on "safe yield". The Basin Watermaster is the Raymond Basin Management Board (RBMB), which is the representatives of the adjudicated parties. Cal Am Water's Los Angeles County District has a fixed allocation of 2,229 AFY. In 2009, the RBMB implemented a resolution that reduced pumping to address declining water levels. As a result, the Los Angeles County District's groundwater water pumping from the Raymond Basin was decreased by 2,299 AFY to 1,609 AFY.[60]

For its San Marino service area, the Los Angeles County District has access to treated water from MWD via the City of San Marino, which is a Member Agency of MWD. The Los Angeles County District purchases treated MWD water from the City of San Marino, which enters the San Marino water system and is used directly for potable use. The City of San Marino has an annual average Tier 1 maximum allocation of 1,442 AFY and MWD's water service reliability assessment in their 2020 UWMP determined that, under the conditions required by the UWMP, it has supply capabilities sufficient to meet expected demands from 2025 through 2045 under a single dry- year condition and period of drought lasting five consecutive water years, as well as in a normal water year hydrologic condition.[61]

In 2020, the San Marino System served 14,426 metered connections and supplied approximately 10,287 acre-feet per year (AFY) of potable water. Population within the service area is projected to grow modestly from approximately 56,074 in 2020 to approximately 59,296 by 2045, consistent with the largely built-out character of the communities served.

The Cal Am Water UWMP's Tables Table 7-4, 7-5 and 7-6 conclude that Cal Am Water System Los Angeles County District's total supplies, including the San Marino System supplies, are expected to meet demands in normal, single dry, and multiple dry-year conditions through 2040; see Table 5-9, Cal Am Water Service Reliability Assessment for Normal, Single Dry, and Multiple Dry Years.

Table 5-9: Cal Am Water System Service Reliability Assessment for Normal, Single Dry, and Multiple Dry Years

Demand and Supply Projections (in acre-feet)	2025	2030	2035	2040	2045
Normal Year					
Service Area Supply	21,595	21,894	22,193	22,405	22,618
Service Area Demand	21,595	21,894	22,193	22,405	22,618
Difference	0	0	0	0	0
Single-Dry Year					
Service Area Supply	24,650	24,298	24,629	24,865	25,101
Service Area Demand	24,650	24,298	24,629	24,865	25,101
Difference	0	0	0	0	0
Multiple-Dry Years (Year 1)					
Service Area Supply	23,966	24,298	24,629	24,865	25,101
Service Area Demand	23,966	24,298	24,629	24,865	25,101

[60] Cal Am Water, 2021. 2020 Urban Water Management Plan, June 2021.
[61] Ibid.

Demand and Supply Projections (in acre-feet)	2025	2030	2035	2040	2045
Difference	0	0	0	0	0
Multiple-Dry Years (Year 2)					
Service Area Supply	24,718	25,059	25,380	25,623	N/A
Service Area Demand	24,718	25,059	25,380	25,623	N/A
Difference	0	0	0	0	0
Multiple-Dry Years (Year 3)					
Service Area Supply	24,073	24,404	24,697	24,932	N/A
Service Area Demand	24,073	24,404	24,697	24,932	N/A
Difference	0	0	0	0	0
Multiple-Dry Years (Year 4)					
Service Area Supply	19,200	19,463	19,681	19,868	N/A
Service Area Demand	19,200	19,463	19,681	19,868	N/A
Difference	0	0	0	0	0
Multiple-Dry Years (Year 5)					
Service Area Supply	19,342	19,607	19,810	19,999	N/A
Service Area Demand	19,342	19,607	19,810	19,999	N/A
Difference	0	0	0	0	0

Source: California American Water 2020 Urban Water Management Plan, June 2021.

Cal Am Water charges residential customers in the San Marino service area on a tiered basis depending on usage, with quantity rates ranging from $0.6981 per 100 gallons (Tier 1, first 85 hundred gallons) to $1.0324 per 100 gallons (Tier 4, over 298 hundred gallons). Non-residential metered customers are charged a flat rate of $0.7757 per 100 gallons for all water delivered. All metered customers also pay a monthly service charge based on the size of the water meter, ranging from $25.95 per month for a standard 5/8 x 3/4-inch residential meter to $2,984.45 per month for a 10-inch meter. Additional surcharges apply to all bills, including a purchased water surcharge of $0.0670 per 100 gallons and a purchased power surcharge of $0.0024 per 100 gallons effective January 1, 2026. Water rates are regulated by the California Public Utilities Commission (CPUC) and are subject to annual adjustment through the Annual Consumption Adjustment Mechanism (ACAM). Low-income customers may qualify for a discount under the Customer Assistance Program (Schedule CA-CAP).

Cal Am Water conducts extensive water quality monitoring in compliance with state and federal Safe Drinking Water Act requirements. According to the most recently available Consumer Confidence Report (CCR) for the San Marino System, all primary and secondary state and federal drinking water standards were met.

Sunny Slope Water Company

Sunny Slope Water Company (SSWC) is a mutual water company established in 1895 and is not subject to CPUC regulation. SSWC operates as a sub-agency of the Upper San Gabriel Valley Municipal Water District (Upper District). SSWC's Public Water System number is CA1910157. SSWC serves portions of the Cities of Arcadia, San Gabriel, San Marino, and Temple City, as well as an unincorporated area of Los Angeles County near the City of Pasadena, within a service area of approximately 3 square miles in the northwestern portion of the San Gabriel Valley.

As of 2020, SSWC provided service to 6,262 connections and supplied approximately 3,625 AFY to a service area population of approximately 25,252. Approximately 93 percent of connections are

residential and 7 percent are commercial. SSWC's infrastructure includes five active production wells, three storage tanks, three pump stations, and more than 25,000 linear feet of transmission pipelines, operating within three pressure zones. SSWC is currently undertaking a reservoir rehabilitation project, which commenced in December 2025, to rehabilitate and modernize its 6-million-gallon reservoir.

SSWC's water supply is derived entirely from groundwater pumped from the Main San Gabriel Basin and Raymond Basin. SSWC does not purchase imported water, does not use recycled water, and does not have surface water supplies. Historical annual groundwater production between 2011 and 2020 ranged from a low of 3,237 AFY (2015, during drought) to a high of 4,192 AFY (2013). In 2020, SSWC pumped 2,541 AFY from the Main San Gabriel Basin and 1,084 AFY from the Raymond Basin for a combined total of 3,625 AFY. SSWC coordinates groundwater management with the Main San Gabriel Basin Watermaster and the Raymond Basin Management Board.

The SSWC UWMP's Tables Table 7-2, 7-3 and 7-4 conclude SSWC System's supplies are expected to meet demands in normal-, single dry-, and multiple dry-year conditions through 2040; see Table 5-10, SSWC Service Reliability Assessment for Normal, Single Dry, and Multiple Dry Years.

Table 5-10: Sunny Slope Water Company Service Reliability Assessment for Normal, Single Dry, and Multiple Dry Years

Demand and Supply Projections (in acre-feet)	2025	2030	2035	2040	2045 (Opt)
Normal Year					
Service Area Supply	3,788	3,903	4,021	4,142	4,266
Service Area Demand	3,788	3,903	4,021	4,142	4,266
Difference	0	0	0	0	0
Single-Dry Year					
Service Area Supply	3,994	4,115	4,239	4,367	4,472
Service Area Demand	3,994	4,115	4,239	4,367	4,472
Difference	0	0	0	0	0
Multiple-Dry Years (Year 1)					
Service Area Supply	4,384	4,517	4,653	4,793	4,909
Service Area Demand	4,384	4,517	4,653	4,793	4,909
Difference	0	0	0	0	0
Multiple-Dry Years (Year 2)					
Service Area Supply	4,641	4,781	4,925	5,074	5,196
Service Area Demand	4,641	4,781	4,925	5,074	5,196
Difference	0	0	0	0	0
Multiple-Dry Years (Year 3)					
Service Area Supply	4,771	4,915	5,064	5,216	5,342
Service Area Demand	4,771	4,915	5,064	5,216	5,342
Difference	0	0	0	0	0
Multiple-Dry Years (Year 4)					
Service Area Supply	4,555	4,692	4,834	4,980	5,099
Service Area Demand	4,555	4,692	4,834	4,980	5,099
Difference	0	0	0	0	0

Demand and Supply Projections (in acre-feet)	2025	2030	2035	2040	2045 (Opt)
Multiple-Dry Years (Year 5)					
Service Area Supply	3,684	3,795	3,910	4,028	4,125
Service Area Demand	3,684	3,795	3,910	4,028	4,125
Difference	0	0	0	0	0

Source: Sunny Slope Water Company 2020 Urban Water Management Plan, June 2021.

Water Supply Summary

The California Urban Water Management Planning Act requires water suppliers to prepare an UWMP every five years to identify short-term and long-term water demand management measures to meet growing water demands during normal, dry, and multiple-dry years. The 2020 population used in the Cal Am Water UWMP for the Los Angeles District was determined utilizing the California Department of Water Resources Population Tool. The Cal Am Water UWMP population projections were based on the estimated 2020 population (using the DWR Population Tool) and projected growth from the Southern California Association of Governments (SCAG) (2020). Similarly, the Sunny Slope UWMP is based on the current estimated population using the DWR Population Tool and projected population, housing, and employment growth published by SCAG in 2020. At the time the Cal Am Water UWMP and Sunny Slope UWMP were under preparation, SCAG had not updated its growth projections to reflect the 6th Cycle RHNA Plan and the City of San Marino and other jurisdictions served by Cal Am Water and Sunny Slope had not adopted their 6th Cycle Housing Elements. Thus, the UWMPs do not reflect the significant increase in growth projected by SCAG's 6th Cycle RHNA Plan and related city and Los Angeles County plans to accommodate the RHNA. The California Urban Water Management Planning Act establishes a methodology to ensure water supplies are regularly reviewing available and projected supply, existing and projected system demands, and addressing potential shortfalls. Future updates to the UWMPs will account for future residential growth associated with the RHNA, and would identify short-term and long-term water demand management measures to meet growing water demands during normal, dry, and multiple-dry years.

Wastewater

The City of San Marino and the Los Angeles County Sanitation Districts (LACSD) jointly provide wastewater services to the City. The City of San Marino owns and operates the sanitary sewer collection system serving most businesses and residents within the City. Collection system operations and maintenance are performed by the Department of Parks and Public Works. Wastewater collected by the City is conveyed to the LACSD for treatment and disposal. The majority of San Marino is served by LACSD No. 16, with a small portion of the City (the KL Carver Elementary School site) located within District No. 15.

The City's existing sewer collection system consists of approximately 47.5 miles of gravity sanitary sewer pipelines and three City-owned pump stations. Based on the City's inspection data, pipe diameters range from 6 to 12 inches in diameter, with the majority of the system comprising 8-inch pipe. The predominant pipe material is vitrified clay pipe (VCP). The sewer service area covers approximately 3.8 square miles. In 2019, the City completed a comprehensive Wastewater Collection System Condition Assessment prepared by Dudek, encompassing CCTV review of approximately 20 miles (40 percent) of gravity sewer pipelines and pump station inspections concurrent with a Sanitary Sewer Management Plan (SSMP) update. The assessment identified the need for lining of approximately 13.3 miles of pipe, replacement of approximately 717 linear feet of pipe, 19 excavation point repairs, rehabilitation of 63 manhole troughs, and modification of 59 flush tank structures. The resulting nine-year Capital

Improvement Program (2020–2028) carries a total probable cost of approximately $9.74 million, including $9.01 million for gravity sewer rehabilitation and repair and $732,000 for pump station upgrades.

The City operates three sewer pump stations. The Avondale Pump Station at 1045 Avondale Road operates with one duty pump and one standby pump at a design capacity of 275 gpm and 45-foot design head (10 HP). The Orlando Pump Station at 920 Orlando Place and the Monterey Pump Station at 2360 Monterey Road each operate with one duty pump and no standby pump at a design capacity of 100 gpm (5 HP and 3 HP, respectively). The absence of standby pumps at Orlando and Monterey was identified as a deficiency in the 2019 Condition Assessment, with installation of second pumps recommended as a priority capital improvement. The Lift Station Improvement Project is included in the City's FY 2025-26 Capital Improvement Program.

All wastewater agencies are required to report sanitary sewer overflows (SSOs) to the State Water Resources Control Board (SWRCB). Sewer overflows are discharges from sewer pipes, pumps, and manholes, and reflect the capacity and condition of collection system piping and the effectiveness of routine maintenance. The California Integrated Water Quality System Sanitary Sewer Spill Report identified 1 sanitary sewer spill, totaling 50 gallons with none recovered, from the City's sewer system during the past decade.[62] This results in an average sanitary sewer system spill rate of 1 gallons per mile (50.3 miles – 3.0 miles of pressure sewer, 47.3 miles of gravity sewer), compared with a statewide average of 4,201 per mile during the same period. The LACSD No. 15 sewer system, which includes 62.4 miles of gravity sewer, had 2 spills totaling 9,779 gallons, 672 gallons of which were recovered, during the past decade, an average of 157 gallons per mile. The LACSD No. 16 sewer system, which includes 24.1 miles of gravity sewer, had 1 spill totaling 6,000 gallons, all of which was recovered, during the past decade, an average of 249 gallons per mile. The entire LACSD system had 74 spills totaling 18.7 million gallons, an average of 9,664 gallons per mile (1,880 miles of gravity sewer, 54.8 miles of pressure sewer).

The LACSD owns, operates, and maintains an interconnected network of trunk sewers that collect wastewater from the City for conveyance to regional treatment facilities. Five LACSD trunk sewers traverse the City along Garfield Avenue, Los Robles Avenue, Virginia Road/Huntington Drive, Allen Avenue/San Marino Avenue, and San Gabriel Boulevard. The City's collection system connects to the LACSD trunk system at 45 separate outfall points, and additionally conveys flows to the neighboring agencies of San Gabriel, Alhambra, and LACDPW at four outfall points, for a total of 49 connections. The City's system also receives inflows from 16 upstream connection points from the City of Pasadena (9) and LACDPW (7). There is no formal inter-agency service agreement between the City and LACSD for wastewater treatment; LACSD collects wastewater treatment charges through the annual property tax roll.

The City does not directly provide any wastewater treatment services. City sewage is collected and conveyed through the LACSD collection system for treatment and disposal. Sewage produced within San Marino is treated at LACSD's San Jose Creek Water Reclamation Plant (San Jose WRP), located in Whittier adjacent to the City of Industry. The San Jose Creek WRP consists of two hydraulically interconnected facilities situated on either side of the San Gabriel River freeway (I-605) corridor. The San Jose WRP provides primary, secondary, and tertiary treatment at a design capacity of 100 million

[62] California Environmental Protection Agency, 2026. Sanitary Sewer System Spill Report: https://ciwqs.waterboards.ca.gov/ciwqs/readOnly/PublicReportSSOServlet?reportAction=criteria&reportId=sso_main.

gallons per day (mgd) and serves a regional population of approximately one million people. The San Jose Creek Water Reclamation Plant (WRP) operates under California Regional Water Quality Control Board Los Angeles Region Order R4-2021-0131, NPDES Number CA0053911, Waste Discharge Requirements and National Pollutant Discharge Elimination System Permit for the Joint Outfall System San Jose Creek Water Reclamation Plant, adopted on October 14, 2021. The East and West facilities are permitted to not exceed design capacities of 62.5 MGD and 37.5 MGD, respectively. The plant currently processes an average flow of approximately 67.1 MGD.[63] Approximately 48 MGD of the reclaimed water is reused at over 170 different sites, including groundwater recharge and irrigation of parks, schools, and greenbelts, with the remainder discharged to the concrete-lined portion of the San Gabriel River.

The treated wastewater is disinfected and discharged to the San Gabriel River and San Jose Creek through seven discharge points (Discharge Points 001–005). The San Jose Creek WRP provides primary, secondary, and tertiary treatment, meeting Title 22 standards for recycled water reuse. Of the approximately 67.1 MGD currently processed, approximately 48.8 MGD of reclaimed water is recycled. Recycled water is used at over 170 sites, including groundwater recharge and irrigation of parks, schools, and greenbelts. The remaining treated effluent is discharged to the concrete-lined portion of the San Gabriel River.

In general, wastewater flows are expected to increase in proportion to population growth within the JOS service area. As part of the LACSD's Clearwater Facility Plan, these projections are then converted to flows using per capita generation rates. Contract and industrial flows are separately projected and added into the projected flow totals. The Clearwater Facility Plan projects average flows of 135 MGD at the San Jose Creek WRP for 2050, which is 35 MGD more than the plant's current permitted capacity.[64] The LACSD continues to monitor and adjust its projected flows and would expand treatment capacity as needed based on these updates. No current plant expansion is being planned as ongoing water conservation efforts throughout the region continue to lower current wastewater flows. This is demonstrated by the reduction in flows at San Jose Creek WRP, from an average of 79.1 MGD in 2007-2009 when the Clearwater Facility Plan was published to the current average of 67.1 MGD.

The City of San Marino maintains its sewer system through its annual capital improvement program and Sewer System Management Plan (SSMP). The City's SSMP was most recently updated in 2025 and is required to be updated every six years with internal audits conducted every three years. This process ensures that the SSMP is routinely reviewed and that processes are in place to address system maintenance, upgrades, and capacity needs in response to existing conditions and planned growth.

Effective July 1, 2025, the City implemented a sewer service charge of up to $522 per Sewer Unit per year (approximately $43.50 per month), adopted by the City Council on June 27, 2025 following a Proposition 218 public hearing process. Prior to this action, sewer system operations had been funded through the General Fund rather than a dedicated fee structure.

LACSD's SSMP, last updated in February 2019 for Districts No. 15, 16, 17, 18, 21, 22, and 28, is similarly required to be updated every six years with internal audits every three years. The San Jose Creek WRP operates under Order R4-2021-0131, NPDES Number CA0053911, which expires November 30, 2026 and requires LACSD to regularly review flows and remaining treatment capacity. LACSD has budgeted for the San Jose Creek WRP Stage III Process Air Compressor Replacement and Aeration Process

[63] California Open Data Portal, Volumetric Annual Report Influent, WDR100001083, 2024 Reporting Year.
[64] LACSD, 2012. Clearwater Program Master Facilities Plan. Tables 4-3, 4-9, and 5-5. November 2012.

Upgrades project, expected to begin in 2027, to maintain operational reliability. With a current average flow of approximately 67.1 MGD against a design capacity of 100 MGD, the San Jose Creek WRP retains approximately 32.9 MGD of remaining capacity. Given that San Marino is a largely built-out community with modest projected population growth, wastewater flows from the City are not expected to create capacity constraints at the San Jose Creek WRP over the planning horizon.

Recycled Water

No recycled water service is provided within the City of San Marino. The City's General Plan does not include policies for recycled water infrastructure, consistent with the fully developed, residential character of the community and the absence of large-scale irrigated institutional or commercial uses that would typically drive recycled water demand.

E. Opportunities for Shared Services and Efficiencies in Service Provision

Operational Efficiencies

The City has not prepared any recent management or efficiency studies, including studies to address operational efficiencies, process improvements, or other methods to reduce costs or improve delivery of services. However, the City's annual budget addresses whether each City department is meeting specific objectives and this data is used to assess service delivery and promote efficient delivery of the City's services.

Current Shared Service/Facility Agreements

The City has worked effectively to identify municipal services that can be provided efficiently and effectively through partnerships with other agencies. San Marino is a small, primarily residential community that operates most core services, including police, fire suppression, library, parks, and recreation, with its own municipal staff. The City benefits from regional coordination for fire dispatch, shared fire command, mutual aid, animal services, and planning through membership in regional bodies.

The City is a member of the San Gabriel Valley Council of Governments (SGVCOG), a joint powers authority representing 31 incorporated cities and unincorporated areas of Los Angeles County that addresses regional issues including transportation, environment, homelessness, and water. San Marino participates in the SGVCOG's regional coyote management program and homelessness coordination initiative. The City is a participant in the California Joint Powers Insurance Authority, which provides risk management services. The City contracts with Pasadena Humane for animal care and control services under a five-year contract that commenced July 1, 2021. The San Marino Fire Department contracts with the Verdugo Fire Communications Center, a regional public safety answering point owned and operated by the cities of Burbank, Glendale, and Pasadena, for fire and EMS dispatch services; San Marino has been a contracting agency since 1996. Through its participation in the Verdugo system, San Marino is part of a unified response arrangement that eliminates jurisdictional borders for fire resource responses among the 13 member agencies. The Fire Department shares Division Chief (Battalion Chief) coverage with the cities of South Pasadena and San Gabriel under a shared fire command agreement established in 2014. The City also has a mutual aid agreement with the Los Angeles County Fire Department (CFPD), including a 2016 agreement for rescue ambulance response into CFPD jurisdiction.

Table 5-11: Shared Service and Facility Agreements

Partner Agency	Service/Facility	Agreement Type	Start Date	End Date
California Joint Powers Insurance Authority	Risk management	☑ JPA ☐ MOU ☐ Contract	N/A	N/A
City of South Pasadena	Shared Division Chief (Battalion Chief) fire command	☐JPA ☐ MOU ☑Contract	N/A	N/A
General Services Agreement – County of Los Angeles	Various services as-needed, including direct assessment collection, prosecution of City ordinances, public health, public works	☐ JPA ☐ MOU ☑ Contract	July 1, 2063	June 30, 2031
Los Angeles County Fire Department	Mutual aid; rescue ambulance response into CFPD jurisdiction	☐JPA ☐ MOU ☑Contract	N/A	N/A
Pasadena Humane	Animal care and control services	☐JPA ☐ MOU ☑Contract	July 1, 2021	June 30, 2026
San Gabriel Valley Council of Governments (SGVCOG)	Regional planning — transportation, environment, homelessness, coyote management	☑ JPA ☐ MOU ☐ Contract	N/A	N/A
Verdugo Fire Communications Center	Fire and EMS dispatch services	☐JPA ☐ MOU ☑Contract	N/A	N/A

Shared Service Opportunities

The City has worked effectively to identify municipal services that can be provided efficiently and effectively through partnering with other agencies. The City benefits from efficient delivery of services by contracting with Pasadena Humane for animal care and control, sharing a Fire Department Battalion Chief position with the City of South Pasadena, and participating in joint powers authorities for regional planning, regional emergency communications, mutual aid, and risk management. In the past, the City has engaged in conversations with the San Marino Unified School District and there is the opportunity to explore partnerships for shared use of facilities, particularly for parks, recreation, and civic engagement purposes.

There are no identifiable additional opportunities for shared services.

Shared Service Barriers

There are no known barriers to the City entering into agreements for shared facilities and shared services.

F. Financial Ability to Provide Services

The City of San Marino has adopted balanced budgets in recent years, however, the City has been drawing on its reserves to fund capital improvements and for other special purposes. From FY 2018-19 through FY 2023-24, the City's General Fund revenues grew at a moderate annual average rate of 4.7 percent, which was less than high growth in expenditures averaging 6.5 percent.[65] The City projects structural deficits even with continuation of its public safety parcel tax.[66] Voters passed Measure S, a one percent local sales tax, in 2026 to stabilize revenues for City services and operations; this measure is projected to generate approximately $1.65 million annually and has no sunset date.[67,68] No credit ratings for the City were identified.

Data summarizing fiscal indicators, including revenues, expenditures, reserves, Governmental Fund balance sheet, and changes in net position, for FY 2018-19 through FY 2023-24 for the City of San Marino is provided in Appendix A. Revenues, expenditures, and net changes in fund balances are summarized in Table 5-12.

Budget

The City has adopted balanced budgets in recent years, however, the San Marino has been drawing on its reserves to fund capital improvements and for other special purposes. The City's five-year forecast projected deficits starting at $597,000 in FY 2026-27 and "...continuing to grow to $1.17 million in FY 2029-30."[69] The projections and deficits do not assume any transfer of General Funds for the purpose of funding capital improvements, nor is the one percent local sales tax included.

The City's forecast assumes continuation of the Utility Users Tax and its Public Safety Parcel Tax which expire March 31, 2027, and FY 2028-29 respectively. If the latter two voter-approved taxes are not extended, San Marino will lose approximately 17 percent of its General Fund revenues.[70] Measure U, on the November 3, 2026 ballot, asks voters to renew the City's existing Utility Users Tax.

The City's 5-year capital program shows $72.7 million of total project costs over five years (including FY 2026)[71] and in the next five years, the city will have "...$47.1 million in unfunded capital needs".[72] The city's $55.9 million in net value of capital assets being depreciated[73] are approximately 46 percent of total capital asset value being depreciated which does not raise a major red flag (e.g., if less than 40 percent)[74]; additions to value in recent years (e.g., since FY 2018-19) appear to have slightly improved the net/total value ratio, indicating that capital reinvestment generally is keeping pace with depreciation.[75]

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65 See Fiscal Indicators Appendix.
66 FY2025-26 Adopted Budget, pg. 26.
67 San Marino Tribune, Natalie Miranda, Nov 27, 2025, Updated Dec 2, 2025
68 City of San Marino, https://sanmarinoca.gov/government/elections/sales_tax_measure_information.php.
69 FY2025-26 Adopted Budget, pg. 26.
70 FY2025-26 Adopted Budget, pg. 48.
71 FY 2025-26 Capital Construction Budget and 5-Year Plan, pg. 362.
72 FY2025-26 Adopted Budget, pg. 27.
73 FY 2023-24 ACFR, Note 4 Capital Assets.
74 Berkson Associates.
75 See FY2018-19 vs. FY 2023-24 ACFR, Note 4 Capital Assets.

Table 5-12: Statement of Revenues, Expenses, and Changes in Fund Balance, Governmental Funds -- General Fund

	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	FY2023-24
REVENUES						
Taxes	24,374,630	24,940,154	26,240,103	27,164,771	28,415,104	29,337,568
Licenses and Permits	784,289	786,069	760,185	804,531	948,014	1,043,196
Intergovernmental	187,539	59,453	331,134	793,521	619,834	1,951,973
Charges for Services	2,625,842	1,964,404	1,540,097	2,149,751	2,611,369	2,707,501
Use of Money and Property	578,092	440,647	387,384	(266,640)	261,139	1,063,076
Fines and Forfeitures	173,896	347,188	235,232	41,997	80,164	132,555
Miscellaneous Revenues	143,727	145,790	102,605	111,690	102,623	128,482
Contributions	79,600	82,824	47,215	131,216	44,485	52,367
Total Revenues	28,947,615	28,766,529	29,643,955	30,930,837	33,082,732	36,416,718
EXPENDITURES						
Current:						
General Government	3,339,642	4,132,054	3,887,469	4,272,726	4,706,093	4,906,209
Public Safety	12,155,312	13,044,440	13,732,542	13,963,948	15,483,327	16,714,327
Community Development	1,412,925	1,529,933	1,690,703	2,071,690	1,731,989	2,065,258
Parks and Recreation	1,656,337	1,381,508	934,628	1,365,720	1,834,871	2,125,940
Public Works	3,287,580	3,353,755	3,427,636	3,342,927	3,537,163	4,014,766
Library	1,441,970	1,432,217	1,326,667	1,391,883	1,367,120	1,535,954
Capital Outlay		25,229	50,000		123,264	163,111
Debt Service:						
Principal	-	-	-	-	396,580	-
Interest and Fiscal Charges	-	-	-	-	25,682	-
Lease and Subscription Payments	-	-	-	-	-	405,805
Interest - Leases & Subscriptions	-	-	-	-	-	19,399
Total Expenditures	23,293,766	24,899,136	25,049,645	26,408,894	29,206,089	31,950,769
Excess (Deficiency) of Revenues Over (Under) Expenditures	5,653,849	3,867,393	4,594,310	4,521,943	3,876,643	4,465,949

	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	FY2023-24
Other Financing Sources (Uses)	(754,007)	(5,565,403)	(3,706,892)	(2,842,155)	(4,473,085)	(2,374,170)
Total Other Financing Sources	(754,007)	(5,565,403)	(3,706,892)	(2,842,155)	(4,473,085)	(2,374,170)
Special Items						
Net Change in Fund Balances	4,899,842	(1,698,010)	887,418	1,679,788	(596,442)	2,091,779
Fund Balances - Beginning of Year	12,449,517	17,349,359	15,653,859	16,541,277	18,221,065	17,624,623
Adjustments		2,510				
Fund Balances - End Of Year	17,349,359	15,653,859	16,541,277	18,221,065	17,624,623	19,716,402

Source: City of San Marino, Annual Comprehensive Financial Reports for FY2018-19, FY 2019-20, FY 2020-21, FY 2022-23, and FY 2023-24.

The City produces its ACFRs in a timely manner, typically within four to five months following the end of the fiscal year to which the ACFR applies. The City's 2024 ACFR indicated that it was the sixth year in a row that the City was able to achieve a clean opinion from the auditors with no material weaknesses or significant deficiencies.[76]

Revenues

From FY 2018-19 through FY 2023-24, San Marino's General Fund revenues grew at a moderate annual average rate of 4.7 percent, which was less than high growth in expenditures averaging 6.5 percent.[77] The City's 5-year forecast estimates a more moderate revenue growth from FY 2026-27 through FY 2030-31 averaging slightly less than the city budget expenditure forecast of 4.64 percent annually.[78]

The City's budget includes two voter approved taxes, a utility users tax and a public safety parcel tax, which expire March 31, 2027, and FY 2028-29 respectively.[79] The latter tax must be renewed by the voters every five years. Measure S, a one percent local sales tax measure, was approved by voters in June 2026 to help address a projected structural budget deficit and is anticipated to raise approximately $1.65 million annually until ended by voters.[80] Other revenue measures include an update to user fees.[81]

Expenditures

From FY 2018-19 through FY 2023-24, San Marino's General Fund expenditures grew at a high average rate of 6.5 percent, exceeding moderate growth in revenues averaging 4.7 percent.[82] The City's five year budget forecast assumes an average annual expenditure growth rate of 4.64 percent through FY 2029-30 which continues to exceed projected revenue growth over that period.[83]

To help manage expenditure growth, the City is shifting towards non-General Fund support for its capital program[84] and pays only the minimum annual contributions required by CalPERS.[85] The City's long-term unfunded pension ($44.3 million) and OPEB liabilities ($6.8 million) contribute to a negative governmental activities unrestricted net position.[86] The City's pension trust and OPEB trust maintain $1.7 million and $900,000 in assets, respectively. The City's financial policies do not allow for the use of pension obligation bonds to pay down unfunded liabilities.[87]

General Fund Reserves

The City has established and is achieving its reserve goal of maintaining "...General Fund Reserves (Unassigned Fund Balance) at approximately 40 percent of General Fund revenues."[88] The City's FY

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76 FY 2023-24 ACFR, p. i.
77 See Fiscal Indicators Appendix.
78 FY2025-26 Adopted Budget, pg. 48.
79 FY2025-26 Adopted Budget, pg. 48.
80 San Marino Tribune, Natalie Miranda, Nov 27, 2025, Updated Dec 2, 2025
81 FY2025-26 Adopted Budget, pg. 27.
82 See Fiscal Indicators Appendix.
83 FY2025-26 Adopted Budget, pg. 48.
84 Financial Policies - detail Adopted May 2018.pdf, Section 14.
85 Resolution R-18-08 adopted May 9, 2018 (see FY26 budget pg. 50).
86 FY2024-25 ACFR, Statement of Net Position.
87 Financial policies, adopted May 2018.
88 Resolution R-18-08 adopted May 9, 2018, Section 1. General Fund Reserves (see FY26 budget pg. 50).

2023-24 ACFR indicates that this goal was met.[89] The FY 2025-26 budget states that the reserve goal was exceeded by the end of FY 2024-25 plus funds were transferred to the Capital Projects Fund to fund future projects.[90]

G. Sphere of Influence Determination

1. The present and planned land uses in the area, including agricultural and open-space lands.

The City of San Marino is a fully built-out, low-density residential community. Los Angeles County assessor data (July 2025) identifies 1,895.2 acres of assessed land uses within the City, including 4,520 dwelling units and approximately 14.6 million square feet of building area. Single-family residential is the dominant assessed use (1,519.3 acres; 4,479 units; over 13.4 million square feet), consistent with the City's established character. Government uses (317.8 acres) form the second-largest category, reflecting The Huntington campus (library and gardens) and City and school district public facilities, followed by commercial (33.0 acres), institutional (14.8 acres), and small amounts of multi-family residential, recreational, miscellaneous, and industrial use. There are no agricultural uses or open space designated land uses within the City.

Under the City's General Plan (comprehensively adopted 2003, with a Land Use Map most recently revised in March 2025), the predominant designations are Very Low Density Residential (884.2 acres), Low Density Residential (461.4 acres), and Estate Residential (264.4 acres), with Historical and Cultural (212.1 acres) and Parks and Recreation (49.1 acres) designations providing the City's principal institutional and park lands. The General Plan does not designate any agricultural or residential land uses.

The City's LAFCO-adopted SOI is a larger-than-city SOI of approximately 249 acres located within the unincorporated community of East Pasadena unincorporated, east of San Marino and south of the City of Pasadena. Assessed land uses within the SOI total approximately 194.3 acres, with 667 units and approximately 1.77 million square feet of building area, and are predominantly single-family residential (160.9 acres; 602 units), with smaller amounts of miscellaneous (16.7 acres), institutional (9.6 acres), commercial (3.3 acres), government (2.8 acres), multi-family (0.9 acre), and irrigated-farm (0.1 acre) use. The City's General Plan does not assign a specific land use designation to the SOI. No significant agricultural or open space lands are present within the SOI.

2. The present and probable need for public facilities and services in the area.

There is an existing and continued need for the full range of municipal services within the City and its SOI. The City directly provides general government (City Manager, City Clerk, City Attorney, Finance Department, Human Resources Department), law enforcement (San Marino Police Department), fire protection and emergency medical services (San Marino Fire Department), local wastewater collection, stormwater management, streets, parks and recreation, and library services. Other services are provided under contract or by outside agencies, including solid waste (exclusive agreement with Valley Vista Services), animal care and control (contract with Pasadena Humane), potable water (California American Water and Sunny Slope Water Company), electricity (Southern California Edison), natural gas

[89] See Fiscal Indicators Appendix and FY24 ACFR Statement of Revenues, Expenditures and Changes in Fund Balances Governmental Funds (General Fund).
[90] FY2025-26 Adopted Budget, pg. 52.

(SoCalGas), wastewater treatment (LACSD Nos. 15 and 16), and vector control (Greater Los Angeles County Vector Control District).

In the SOI, services are provided primarily by Los Angeles County, including general government services (Los Angeles County), law enforcement (Los Angeles County Sheriff – Temple Station), fire protection and emergency medical services (County of Los Angeles Consolidated Fire Protection District (CPFD) Station 5), wastewater (Los Angeles County Sewer Maintenance District (LACSMD) and LACSD), library (Los Angeles County Library), with potable water provided by Cal American Water and Sunny Slope Water Company.

There will be a continued need for these services and related infrastructure based on existing demand as well as anticipated growth-related demand within the City limits and associated with any annexations. Annexation of SOI areas would not require creation of new service infrastructure but would require negotiation of property tax sharing and service responsibilities.

3. *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.*

The City's public facilities and services are adequate to meet present demand. The San Marino Fire Department operates from a single station with all-paramedic staffing, participating in the regional Verdugo automatic-aid system and a shared Division Chief command arrangement with the City of South Pasadena; reported 90th-percentile response times are within or near department goals. The San Marino Police Department provides approximately 2.3 sworn officers per 1,000 residents. Potable water supplied by California American Water and Sunny Slope Water Company is projected to be sufficient to meet demand under normal, single-dry-year, and multiple-dry-year conditions through the applicable planning horizon. Local wastewater is collected by the City and treated at the Los Angeles County Sanitation Districts' San Jose Creek Water Reclamation Plant, which retains substantial remaining capacity; the City's 2019 Wastewater Collection System Condition Assessment identified rehabilitation needs and pump-station deficiencies now being addressed through the City's Capital Improvement Program and a Lift Station Improvement Project, and the City adopted a dedicated sewer service charge effective July 1, 2025. Given the City's fully built-out character and minimal projected growth, existing facilities are expected to remain adequate over the planning horizon.

4. *The existence of any social or economic communities of interest in the area, if LAFCO determines that they are relevant to the agency.*

The SOI lies within the East Pasadena unincorporated community and shares social and economic ties with both San Marino and the City of Pasadena. The Huntington campus, including library and gardens, is a significant part of the regional cultural and educational sector and attracts visitors and scholars in residence to San Marino. No other social or economic communities of interest requiring separate treatment were identified.

5. *For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for public facilities and services, including municipal and industrial water, or structural fire protection, of any DUCs within the existing SOI.*

The City of San Marino provides structural fire protection and wastewater collection services. There are no disadvantaged unincorporated communities (DUCs) within the City's SOI or in the unincorporated areas adjacent the City. Accordingly, there is no present or probable need for public facilities or services

related to sewers, municipal and industrial water, or structural fire protection for DUCs within the City's existing SOI.

H. Municipal Services Determinations

1. Growth and population projections for the affected area.

The City of San Marino is a fully built-out community with a stable-to-declining population. Population peaked at 13,147 in 2010 and declined to 12,330 by 2025 (a 1.5 percent decrease from 2020), while housing units increased modestly from 4,437 in 2000 to 4,588 in 2025. SCAG's 2024 forecast projects minimal change through 2050 (approximately 12,700 residents and 4,300 housing units). For the 6th Cycle Regional Housing Needs Allocation (2021-2029), SCAG allocated San Marino 397 units.

The City's General Plan does not establish any growth or buildout projections. The City adopted a 2021-2029 Housing Element demonstrating capacity to accommodate the RHNA through a new Multi-Family Residential zone, redevelopment of underutilized institutional and commercial sites, and accessory dwelling units. The City's first multifamily projects - Scholars Grove (33 units) and the City-initiated Stoneman site (a minimum of 49 units) are advancing and may shift the City from a declining population trend to stabilization or slight growth. It is expected that various changes to State law that streamline housing approvals as well as the City's identification of housing sites to accommodate its 6th Cycle RHNA may result in an increase in population growth and associated demand for services compared to the growth trends occurring from 2000 to 2025 and may exceed SCAG's projected growth. As the SOI is within built-out unincorporated territory, no separate growth is projected for it.

2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence (SOI).

There are no DUCs within the City of San Marino's SOI or in the unincorporated areas adjacent to the City.

3. Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies, including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence.

The City's present and planned facilities are adequate to meet the community's needs. Fire protection and emergency medical services are provided from the City's single fire station, with all firefighters also licensed paramedics, supported by the regional Verdugo automatic-aid system and shared command with neighboring cities; law enforcement is provided at approximately 2.3 sworn officers per 1,000 residents. Water is provided by California American Water and Sunny Slope Water Company, both of which project adequate supplies to meet demand under all hydrologic conditions through their planning horizons. Local wastewater is collected by the City and treated at the LACSD's San Jose Creek Water Reclamation Plant, which retains substantial remaining capacity. The City's 2019 Condition Assessment identified approximately 13.3 miles of pipe requiring lining, limited pipe replacement, manhole and flush-tank rehabilitation, and the absence of standby pumps at two of three pump stations; these needs are being addressed through a multi-year Capital Improvement Program and a Lift Station Improvement Project, supported by a dedicated sewer service charge adopted effective July 1, 2025.

There are no DUCs within or contiguous to the SOI, and no service deficiencies related to sewers, water, or fire protection were identified for any such community.

4. Financial ability of agencies to provide services.

The City has adopted balanced budgets in recent years but faces structural fiscal pressures and has drawn on reserves to fund capital improvements. From FY 2018-19 through FY 2023-24, General Fund expenditures grew at an average of 6.5 percent, exceeding revenue growth of 4.7 percent, and the City's five-year forecast projects deficits beginning at approximately $597,000 in FY 2026-27 and growing to approximately $1.17 million by FY 2029-30. The City's forecast assumes continuation of its Utility Users Tax (expiring March 31, 2027) and Public Safety Parcel Tax (expiring FY 2028-29); loss of these voter-approved taxes would reduce General Fund revenues by approximately 17 percent. Measure U, on the November 3, 2026 ballot, proposes renewal of the Utility Users Tax. Voters approved Measure S, a one percent local sales tax, in June 2026, anticipated to raise approximately $1.65 million annually. The City maintains a General Fund reserve goal of approximately 40 percent of revenues, which it currently exceeds. No credit ratings for the City were identified. The City's depreciable capital assets retain approximately 46 percent of their value, and the City is shifting toward non-General Fund support for its capital program while paying the minimum required CalPERS contributions. The City's long-term unfunded pension ($44.3 million) and OPEB liabilities ($6.8 million) contribute to a negative governmental activities unrestricted net position. The City's pension trust and OPEB trust maintain $1.7 million and $900,000 in assets, respectively. The City's financial policies do not allow for the use of pension obligation bonds to pay down unfunded liabilities.

5. Status of, and opportunities for, shared facilities.

The City participates in regional coordination and shared services/facilities agreements to deliver services efficiently. It contracts with the Verdugo Fire Communications Center (owned by the Cities of Burbank, Glendale, and Pasadena) for fire and EMS dispatch, participates in the Verdugo unified automatic-aid response among 13 agencies, and shares Division Chief (Battalion Chief) command with the City of South Pasadena. The City is a member of the San Gabriel Valley Council of Governments (including regional coyote-management and homelessness initiatives), contracts with Pasadena Humane for animal services, and maintains a mutual-aid and rescue-ambulance agreement with the Los Angeles County Fire Department. Wastewater collected by the City is conveyed to LACSD's regional treatment facilities. These arrangements avoid duplicative facilities and provide economies of scale. No significant barriers to shared services were identified; opportunities may exist for shared facilities with the San Marino Unified School District, as well as additional shared or consolidated service arrangements with neighboring cities given the City's small size. There are no additional opportunities for shared facilities identified in this MSR.

6. Accountability for community service needs, including governmental structure and operational efficiencies.

Government Structure: The City of San Marino is a general law city with a Council-Manager form of government. Five City Council members are elected at-large to four-year terms and serve without compensation; the Council selects one member to serve as Mayor. The Council appoints the City Manager, City Clerk, City Treasurer, and City Attorney (a contract position) and is supported by several boards and commissions.

Management Efficiencies: The City has not prepared recent management or efficiency studies but uses departmental budget objectives to assess service delivery, and reduced staffing in FY 2025-26 consistent with operational trends. The City produces its Annual Comprehensive Financial Reports in a timely manner, typically within four to five months of fiscal year-end, and received a clean audit opinion with no material weaknesses for the sixth consecutive year in FY 2023-24.

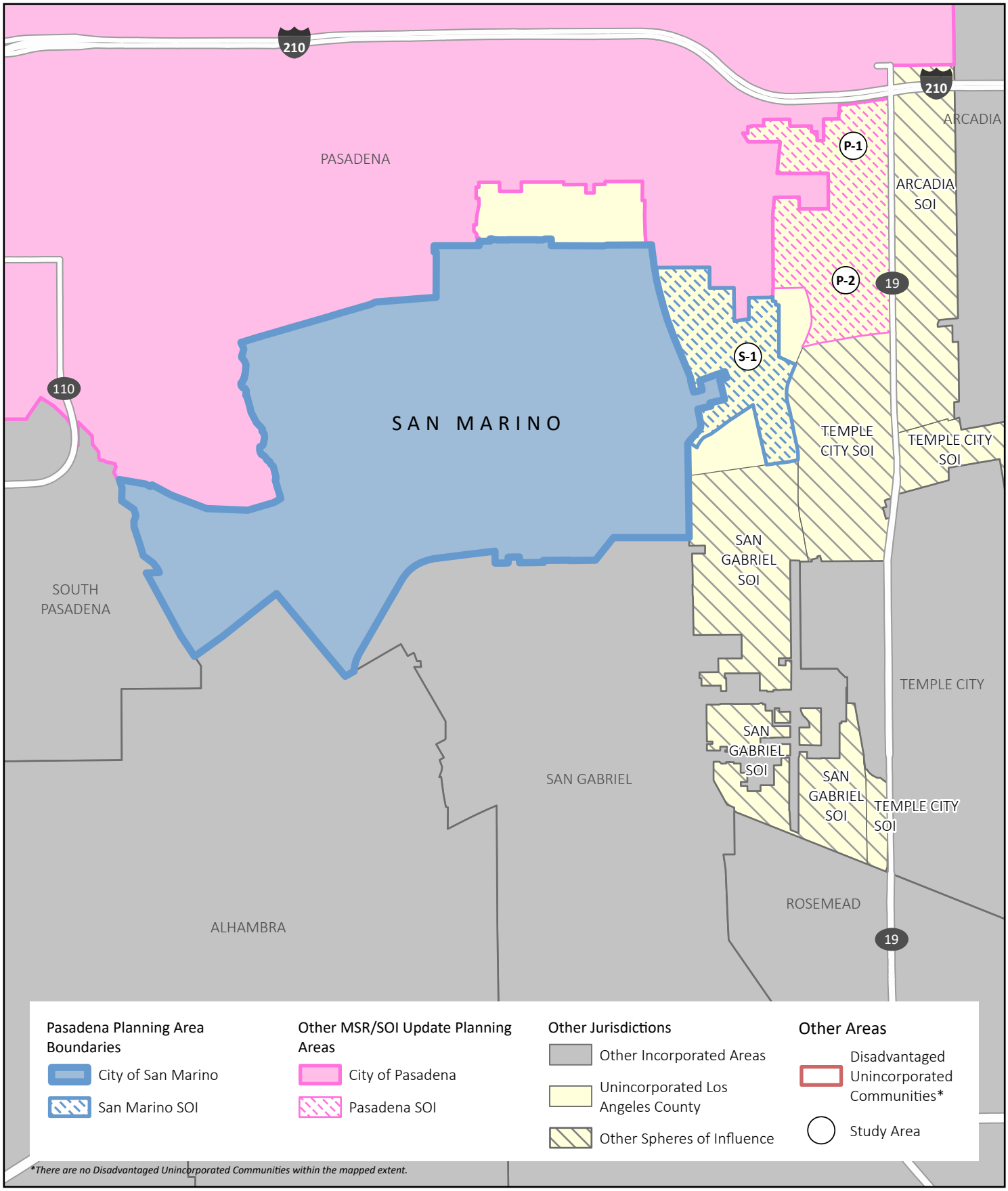
Local Accountability and Governance: The City demonstrates accountability and transparency through posting agendas, staff reports, and minutes; streaming meetings online and via its YouTube channel; maintaining an active social media presence; distributing a weekly electronic newsletter; and providing complaint and service-request channels through its Report a Concern portal and the GoGov app. The City notices and conducts its meetings in compliance with the Brown Act and cooperated with this MSR.

7. *Any other matter related to effective or efficient service delivery, as required by Commission policy.*

The City's General Plan Land Use Element recommends reviewing an unincorporated island for possible annexation. San Marino's SOI appears to split existing neighborhoods and several parcels along the eastern SOI boundary. No other matters affecting effective or efficient service delivery were identified.

I. Sphere of Influence Recommendation

This MSR recommends retaining Study Area S-1 within the City of San Marino's SOI and consider minor refinements to the eastern border to avoid splitting parcels, dividing neighborhoods, or creating inefficient delivery of services. Specifically, review the SOI border east of La Presa Drive and west of Eaton Wash and the high voltage transmission corridor to ensure that: 1) entire parcels are either included or excluded from the SOI, but not split by the SOI boundary, 2) the parcels accessed by Palermo Court and Sunny Glen Way , which are each dead-end roads/cul-de-sacs, are fully within the SOI to encourage efficient delivery of services and access to the parcels, and 3) the parcels accessed by S. Oak Forest Lane, which is a dead-end road/cul-de-sac, are removed from the SOI.

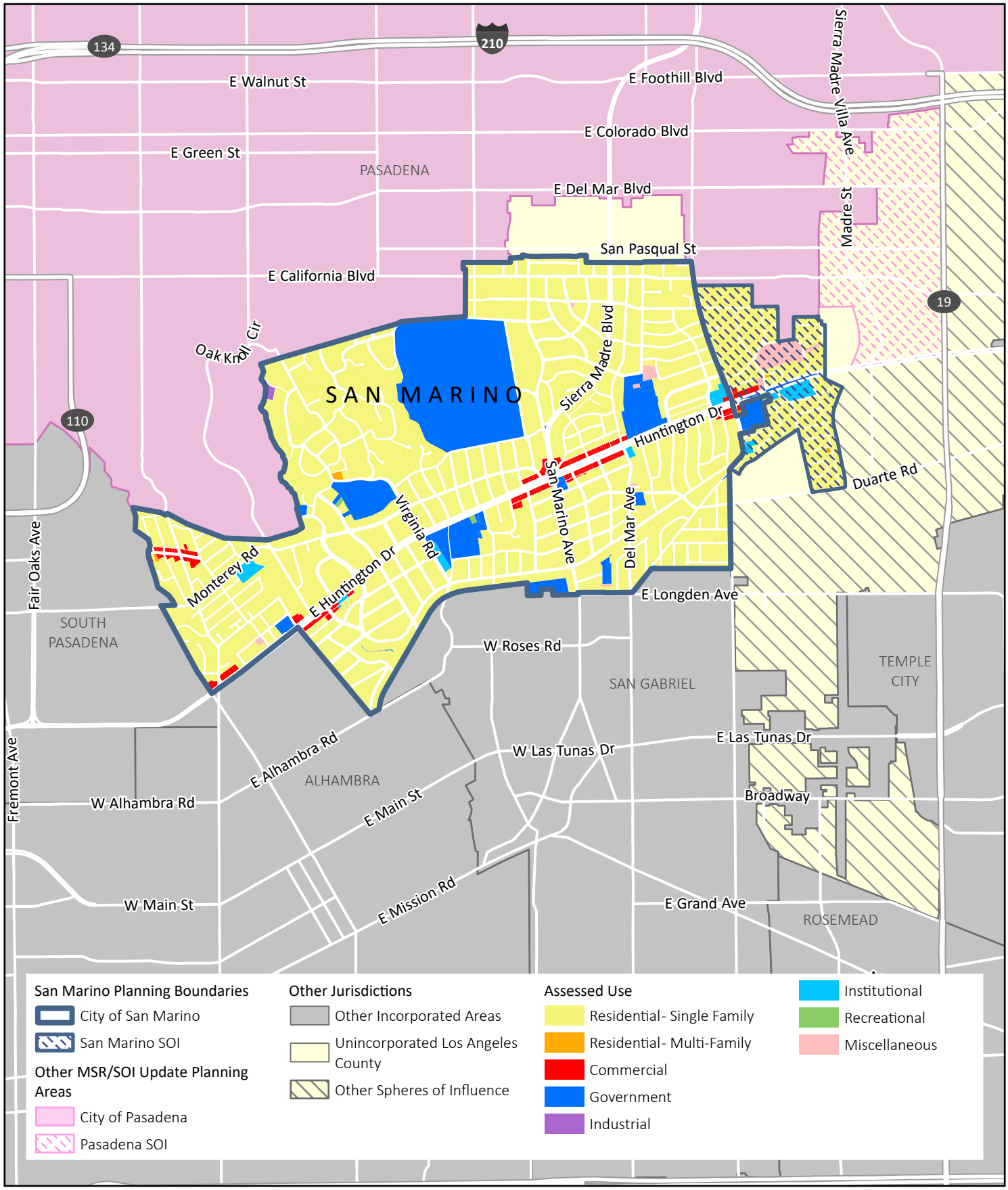


MSR AND SOI UPDATES:
CITIES OF PASADENA AND SAN MARINO

Figure 5-1: City of San Marino Boundaries

Data Source: Los Angeles County LAFCO.

Produced for the Los Angeles County Local Agency Formation Commission (LAFCO) by De Novo Planning Group, October 3, 2025.

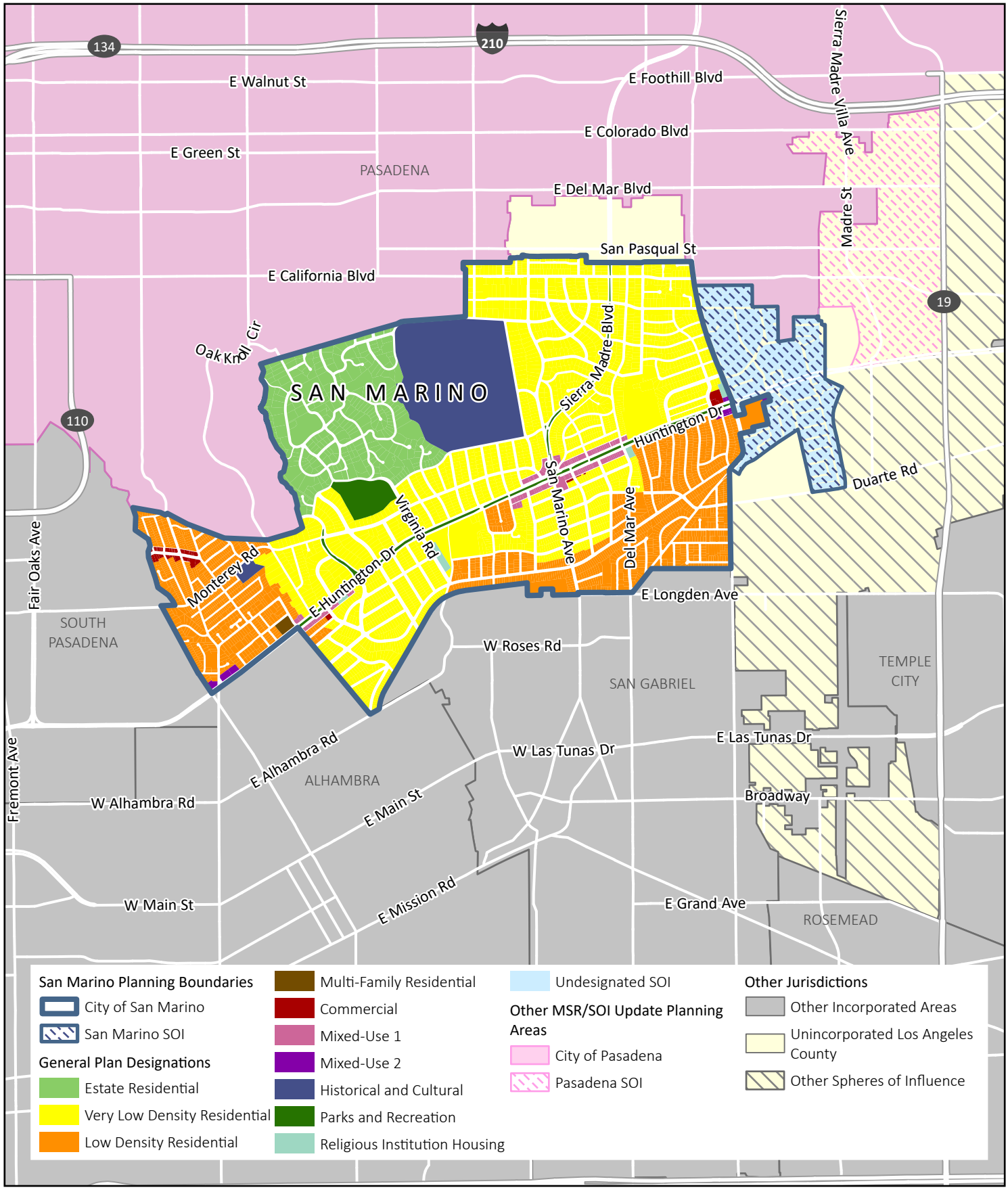


MSR AND SOI UPDATES:
CITIES OF PASADENA AND SAN MARINO

Data Source: Los Angeles County LAFCO; Los Angeles County GIS, parcels July 2025.

Produced for the Los Angeles County Local Agency Formation Commission (LAFCO) by De Novo Planning Group, October 7, 2025.

Figure 5-2: City of San Marino Assessed Land Uses (2025)



MSR AND SOI UPDATES:
CITIES OF PASADENA AND SAN MARINO

Data Source: Los Angeles County LAFCO;
San Marino General Plan Map, March 2025.

Produced for the Los Angeles County Local Agency Formation Commission (LAFCO) by De Novo Planning Group, November 16, 2025.

Figure 5-3: City of San Marino General Plan Land Uses

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Appendix A

City of Pasadena

Berkson Fiscal Indicators

OVERVIEW

The City of Pasadena Revenue Berkson Fiscal Indicator (BFI) show high revenue growth of 6.3% from Fiscal Year (FY) 2018-19 through Fiscal Year (FY) 2023-24, which exceeds an average inflation standard of 3%.

The City of Pasadena Revenue Berkson Fiscal Indicator (BFI) of 6.3% is less than the City of Pasadena Expenditure Berkson Fiscal Indicator (BFI) of high expenditure growth of 7.9% from Fiscal Year (FY) 2018-19 through Fiscal Year (FY) 2023-24.

Revenue growth that is less than revenue growth partially explains why the City of Pasadena Reserve Fiscal Indicator (BFI) has declined over time from 30.8% in FY 2018-19 to 20.6% in FY2023-24. The FY Reserve BFI was moderate in FY2023-24.

FISCAL INDICATORS

Item	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	FY2023-24	FY19 - FY24 Avg. Annual % Change	Indicator
REVENUES	251,535,700	266,065,892	253,670,536	292,383,648	356,441,000	340,894,000	6.3%	High Revenue Growth
EXPENDITURES	228,678,732	269,772,383	257,741,338	271,069,155	284,566,000	335,205,000	7.9%	High Expenditure Growth
"RESERVES" (Committed & Unassigned General Fund Balance)	70,380,699	55,564,797	40,393,599	57,338,600	66,911,000	69,191,000	see most recent year	Moderate Unassigned Fund Balance
% of Expenditures	30.8%	20.6%	15.7%	21.2%	23.5%	20.6%		

Notes: Reserves indicator includes Unassigned GF balance and Committed GF balance.
Committed GF balance includes emergency contingency & operating reserves).

City of Pasadena

Berkson Fiscal Indicators

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCE -- GOVERNMENTAL FUNDS -- General Fund

	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	FY2023-24	FY19 - FY23 Avg. Annual % Change	
REVENUES								
Taxes	169,970,098	180,097,469	181,231,144	214,739,973	234,258,000	240,222,000		
Licenses and Permits	4,655,587	4,107,219	3,468,341	3,940,945	3,731,000	3,787,000		
Intergovernmental	20,460,739	22,023,659	24,489,916	35,880,294	71,161,000	31,788,000		
Charges for Services	42,233,338	39,789,367	35,761,861	32,950,457	35,822,000	47,865,000		
Fines and Forfeitures	6,376,725	6,519,735	3,490,959	4,189,673	5,372,000	6,334,000		
Investment Earnings	3,237,383	2,743,724	1,950,907	908,360	2,127,000	2,993,000		
Net change in fair value of investments				(5,492,911)	(640,000)	3,468,000		
Lease revenue (Rental income)	568,649	7,617,455	832,562	974,320	1,349,000	1,022,000		
Interest income from leases				2,971	2,000	1,000		
Miscellaneous revenues	4,005,561	3,139,644	2,417,226	4,261,946	3,226,000	3,386,000		
Contributions	27,620	27,620	27,620	27,620	33,000	28,000		
Total Revenues	**251,535,700**	**266,065,892**	**253,670,536**	**292,383,648**	**356,441,000**	**340,894,000**	**6.3%**	
EXPENDITURES								
Current:								**FY23-24**
General government	39,198,841	72,955,954	63,329,674	63,478,360	58,369,000	72,653,000	**13.1%**	**24.5%**
Public safety	130,665,100	136,522,404	136,617,749	144,019,978	156,122,000	171,656,000	**5.6%**	**9.9%**
Transportation	29,829,852	30,784,573	21,522,450	22,028,024	24,290,000	25,461,000		
Culture and leisure	20,953,064	20,091,786	27,246,458	32,454,156	33,419,000	37,110,000		
Community development	8,031,875	9,417,666	8,887,779	8,432,414	8,683,000	11,161,000		
Capital Outlay			137,228	37,658	2,556,000	14,758,000		
Debt Service:								
Principal retirement						0		
Interest					3,000	0		
Lease payments				592,259	644,000	976,000		
Subscriptions					447,000	1,324,000		
Interest on lease payments & subscriptions				26,306	33,000	106,000		
Total Expenditures	**228,678,732**	**269,772,383**	**257,741,338**	**271,069,155**	**284,566,000**	**335,205,000**	**7.9%**	
Excess (Deficiency) of Revenues Over (Under) Expenditures	**22,856,968**	**(3,706,491)**	**(4,070,802)**	**21,314,493**	**71,875,000**	**5,689,000**		
Other Financing Sources (Uses)	(11,023,439)	12,612,515	(4,472,174)	(14,162,069)	(13,480,000)	(11,443,000)		
Total Other Financing Sources (Uses	**(11,023,439)**	**12,612,515**	**(4,472,174)**	**(14,162,069)**	**(13,480,000)**	**(11,443,000)**		
Special Items								
Net Change in Fund Balances	**11,833,529**	**8,906,024**	**(8,542,976)**	**7,152,424**	**58,395,000**	**(5,754,000)**		
Fund Balances - Beginning of Year	86,866,712	98,700,241	107,606,265	99,063,289	106,215,713	164,610,713		
Adjustments						22,000		
FUND BALANCES - END OF YEAR	**98,700,241**	**107,606,265**	**99,063,289**	**106,215,713**	**164,610,713**	**158,878,713**		

City of Pasadena
Berkson Fiscal Indicators

Total Revenues	251,535,700	266,065,892	253,670,536	292,383,648	356,441,000	340,894,000
Total Expenditures	228,678,732	269,772,383	257,741,338	271,069,155	284,566,000	335,205,000
Net before Other Sources (Uses)	22,856,968	(3,706,491)	(4,070,802)	21,314,493	71,875,000	5,689,000

Notes:

BALANCE SHEET -- GOVERNMENTAL FUND -- General Fund

	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	FY2023-24
Nonspendable	1,589,573	14,853,348	13,626,491	13,697,089	14,316,000	14,224,000
Restricted	11,630,935	12,106,421	13,717,499	12,101,050	12,596,000	13,206,000
Committed						
Emergency Contingency (15%)	38,081,100	42,427,200	40,441,800	43,003,950	43,953,000	48,552,000
Operating Reserve (5%)	12,693,700	12,692,400	11,245,600	14,334,650	14,651,000	16,184,000
Other					12,757,000	3,156,000
Assigned	15,099,034	25,081,699	31,325,700	23,078,974		59,102,000
Unassigned Fund Balance	19,605,899	445,197	(11,293,801)	0	8,307,000	4,455,000
Total Fund Balances	**98,700,241**	**107,606,265**	**99,063,289**	**106,215,713**	**106,580,000**	**158,879,000**
"Reserves" (Committed, Unassigned)	70,380,699	55,564,797	40,393,599	57,338,600	66,911,000	69,191,000

Notes: See Notes to Financial Tables in ACFRs, Notes 11-12 Fund Balances - General Fund
See also pdf 117 for detail (note 12) and pdf pg. 273 for last ten years.

City of Pasadena
Berkson Fiscal Indicators

REVENUE DETAIL - CHANGES IN NET POSITION - General Revenues (from Last Ten Fiscal Years)

	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	FY2023-24	FY19 - FY24 Avg. Annual % Change
Taxes:							
Property tax, levied for general purpose	68,354,000	70,689,000	76,579,000	79,144,000	84,327,000	87,265,000	**5.0%**
Sales tax	28,949,000	57,513,000	62,308,000	74,366,000	76,899,000	81,319,000	**22.9%**
Utility users' tax	29,520,000	26,966,000	26,938,000	30,124,000	32,790,000	32,027,000	**1.6%**
Transient occupancy tax	6,942,000	13,090,000	6,298,000	14,711,000	18,675,000	18,505,000	**21.7%**
Construction tax	1,397,000	4,091,000	2,097,000	2,626,000	3,969,000	3,524,000	**20.3%**
Business license tax	5,664,000	6,900,000	6,351,000	5,890,000	7,841,000	7,969,000	**7.1%**
Franchise tax	1,933,000	2,827,000	2,813,000	2,730,000	3,749,000	2,709,000	**7.0%**
Other taxes	6,035,000	1,614,000	5,661,000	16,309,000	17,048,000	18,598,000	**25.2%**
Total	148,794,000	183,690,000	189,045,000	225,900,000	245,298,000	251,916,000	**11.1%**

pdf. pg. 270

Note: This revenue detail shows "General Purpose" revenues which are generally slightly higher than General Fund ta: last ten years

City of San Marino

Berkson Fiscal Indicators

OVERVIEW

The City of San Marino Revenue Berkson Fiscal Indicator (BFI) show moderate revenue growth of 4.7% from Fiscal Year (FY) 2018-19 through Fiscal Year (FY) 2023-24, which exceeds an average inflation standard of 3%.

The City of San Marino Revenue Berkson Fiscal Indicator (BFI) of 4.7% is less than the City of San Marino Expenditure Berkson Fiscal Indicator (BFI) of moderate expenditure growth of 6.5% from Fiscal Year (FY) 2018-19 through Fiscal Year (FY) 2023-24.

Revenue growth that is less than revenue growth partially explains why the City of San Marino Reserve Fiscal Indicator (BFI) has declined over time from 73.0% in FY 2018-19 to 55.4% in FY2023-24. The FY Reserve BFI was high in FY2023-24.

FISCAL INDICATORS

Item	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	FY2023-24	FY19 - FY24 Avg. Annual % Change	Indicator
REVENUES	28,947,615	28,766,529	29,643,955	30,930,837	33,082,732	36,416,718	4.7%	Moderate Revenue Growth
EXPENDITURES	23,293,766	24,899,136	25,049,645	26,408,894	29,206,089	31,950,769	6.5%	High Expenditure Growth
"RESERVES" (Committed & Unassigned General Fund Balance)	17,007,572	15,271,353	16,164,877	16,279,195	16,224,014	17,706,613	see most recent year	High Unassigned Fund Balance
% of Expenditures	73.0%	61.3%	64.5%	61.6%	55.6%	55.4%		
Notes:								

City of San Marino

Berkson Fiscal Indicators

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCE -- GOVERNMENTAL FUNDS -- General Fund

	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	FY2023-24	FY19 - FY23 Avg. Annual % Change
REVENUES							
Taxes	24,374,630	24,940,154	26,240,103	27,164,771	28,415,104	29,337,568	
Licenses and Permits	784,289	786,069	760,185	804,531	948,014	1,043,196	
Intergovernmental	187,539	59,453	331,134	793,521	619,834	1,951,973	
Charges for Services	2,625,842	1,964,404	1,540,097	2,149,751	2,611,369	2,707,501	
Use of Money and Property	578,092	440,647	387,384	(266,640)	261,139	1,063,076	
Fines and Forfeitures	173,896	347,188	235,232	41,997	80,164	132,555	
Contributions	143,727	145,790	102,605	111,690	102,623	128,482	
Miscellaneous revenues	79,600	82,824	47,215	131,216	44,485	52,367	
Total Revenues	**28,947,615**	**28,766,529**	**29,643,955**	**30,930,837**	**33,082,732**	**36,416,718**	**4.7%**
EXPENDITURES							
Current:							
General government	3,339,642	4,132,054	3,887,469	4,272,726	4,706,093	4,906,209	**8.0%**
Public safety	12,155,312	13,044,440	13,732,542	13,963,948	15,483,327	16,714,327	**6.6%**
Community development	1,412,925	1,529,933	1,690,703	2,071,690	1,731,989	2,065,258	
Parks and Recreation	1,656,337	1,381,508	934,628	1,365,720	1,834,871	2,125,940	
Public Works	3,287,580	3,353,755	3,427,636	3,342,927	3,537,163	4,014,766	
Library	1,441,970	1,432,217	1,326,667	1,391,883	1,367,120	1,535,954	
Capital Outlay		25,229	50,000		123,264	163,111	
Debt Service:							
Principal					396,580		
Interest and fiscal charges					25,682		
Lease and subscription payments						405,805	
Interest - leases & subscriptions						19,399	
Total Expenditures	**23,293,766**	**24,899,136**	**25,049,645**	**26,408,894**	**29,206,089**	**31,950,769**	**6.5%**
Excess (Deficiency) of Revenues Over (Under) Expenditures	**5,653,849**	**3,867,393**	**4,594,310**	**4,521,943**	**3,876,643**	**4,465,949**	
Other Financing Sources (Uses)	(754,007)	(5,565,403)	(3,706,892)	(2,842,155)	(4,473,085)	(2,374,170)	
Total Other Financing Sources (Uses)	**(754,007)**	**(5,565,403)**	**(3,706,892)**	**(2,842,155)**	**(4,473,085)**	**(2,374,170)**	
Special Items							
Net Change in Fund Balances	**4,899,842**	**(1,698,010)**	**887,418**	**1,679,788**	**(596,442)**	**2,091,779**	
Fund Balances - Beginning of Year	12,449,517	17,349,359	15,653,859	16,541,277	18,221,065	17,624,623	
Adjustments		2,510					
FUND BALANCES - END OF YEAR	**17,349,359**	**15,653,859**	**16,541,277**	**18,221,065**	**17,624,623**	**19,716,402**	

Total Revenues	28,947,615	28,766,529	29,643,955	30,930,837	33,082,732	36,416,718
Total Expenditures	23,293,766	24,899,136	25,049,645	26,408,894	29,206,089	31,950,769
Net before Other Sources (Uses)	5,653,849	3,867,393	4,594,310	4,521,943	3,876,643	4,465,949
Notes:						

BALANCE SHEET -- GOVERNMENTAL FUND -- General Fund

	FY2018-19	**FY2019-20**	**FY2020-21**	**FY2021-22**	**FY2022-23**	**FY2023-24**
Nonspendable						119,423
	71,648	53,288	57,764	80,034	150,135	
	19,155	19,155	14,600	218,921		
				8,656		
Restricted					1,004,869	1,568,763
	0	0	0	376,254		
				983,628		
Committed					245,605	321,603
	72,288	72,288	72,288	72,288		
	7,462	32,302	50,823	66,102		
	119,402	116,965	118,708	66,805		
	51,832	88,508	62,217	69,182		
Assigned	0	0	0	0	0	0
Unassigned Fund Balance	17,007,572	15,271,353	16,164,877	16,279,195	16,224,014	17,706,613
Total Fund Balances	**17,349,359**	**15,653,859**	**16,541,277**	**18,221,065**	**17,624,623**	**19,716,402**
"Reserves" (Unassigned)	17,007,572	15,271,353	16,164,877	16,279,195	16,224,014	17,706,613
Notes:						

City of San Marino
Berkson Fiscal Indicators

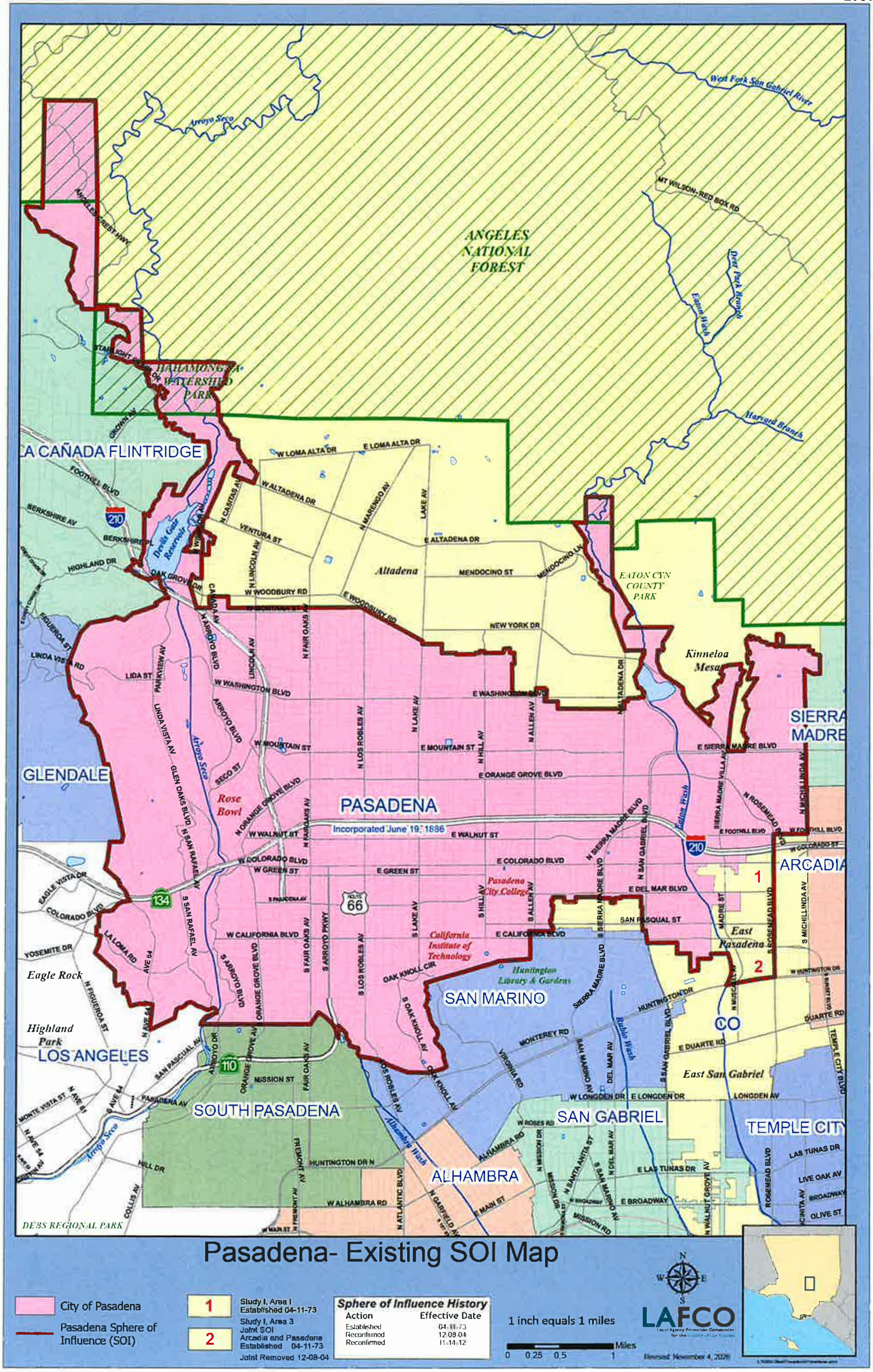
REVENUE DETAIL - CHANGES IN NET POSITION - General Revenues (from Last Ten Fiscal Years)

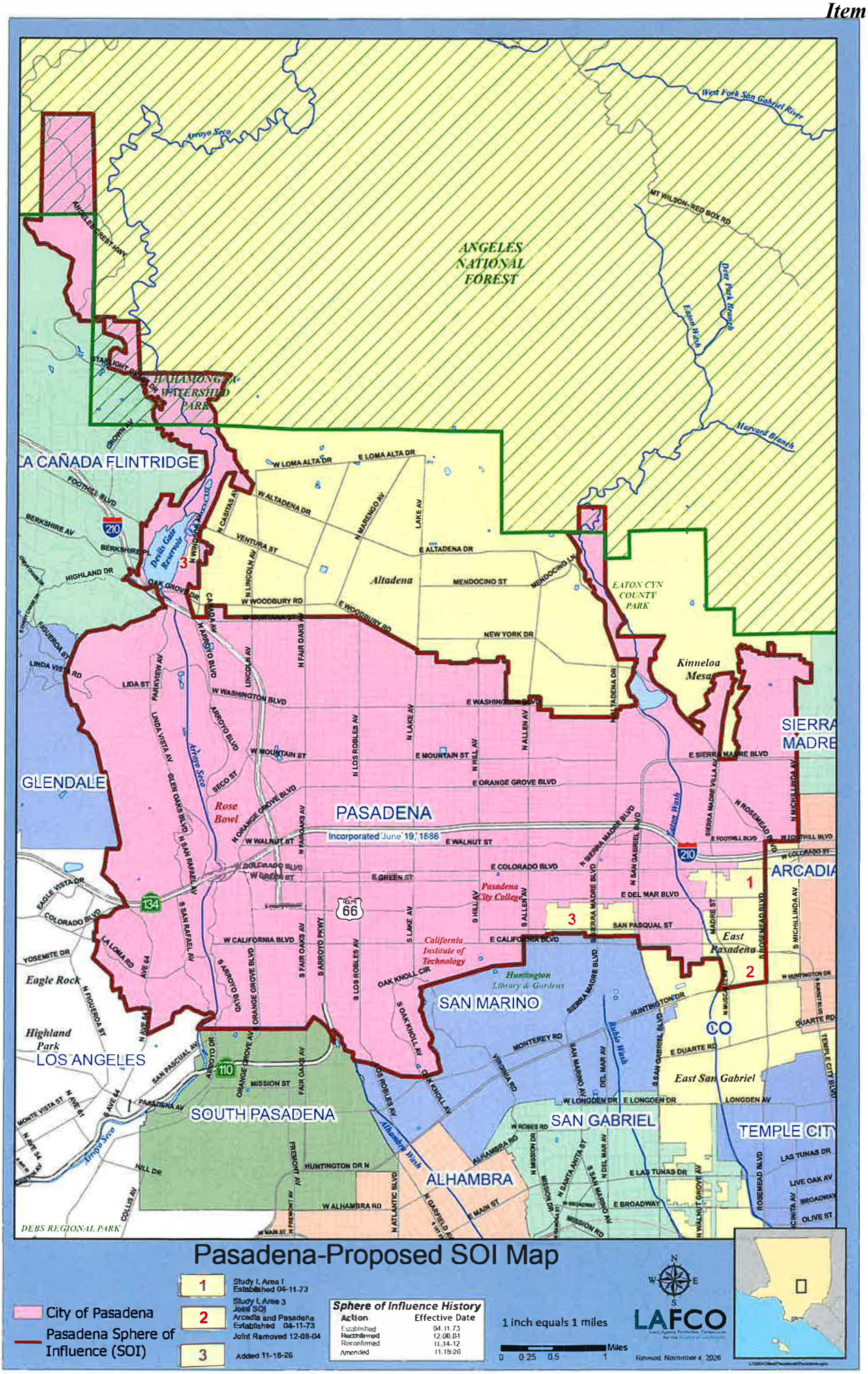
	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	FY2023-24	FY19 - FY24 Avg. Annual % Change
Taxes:							
Property tax, levied for general purpose	15,973,630	16,606,474	17,620,277	18,265,599	18,900,735	19,651,443	**4.2%**
Property taxes in lieu of motor vehicle fee	1,980,779	2,075,327	2,185,451	2,238,910	2,356,542	2,480,578	**4.6%**
Sales tax	517,556	396,599	357,873	526,987	591,677	648,547	**4.6%**
Franchise tax	576,612	581,382	638,415	625,255	712,639	757,649	**5.6%**
Business license tax	492,241	392,172	411,005	406,759	444,375	425,418	**-2.9%**
Utility users' tax	1,643,375	1,644,239	1,803,909	1,873,500	2,175,428	2,124,689	**5.3%**
Business license tax	950,011	851,960	348,839	(470,936)	584,644	1,726,871	**12.7%**
Utility users' tax	79,600	300,318	47,215	156,216	44,485	52,799	**-7.9%**
Total	22,213,804	22,848,471	23,412,984	23,622,290	25,810,525	27,867,994	**4.6%**

Note: This revenue detail shows "General Purpose" revenues which may differ from "General Fund taxes" shown above.

pdf. pg. 111
last ten years

Item No. 7.b.


Pasadena- Existing SOI Map
ANGELES NATIONAL FOREST
PASADENA
Incorporated June 19, 1886
LA CAÑADA FLINTRIDGE
GLENDALE
LOS ANGELES
SOUTH PASADENA
SAN MARINO
SAN GABRIEL
ALHAMBRA
TEMPLE CITY
ARCADIA
SIERRA MADRE
Altadena
East Pasadena
East San Gabriel
Kinneloa Mesa
Eagle Rock
Highland Park
Rose Bowl
Pasadena City College
California Institute of Technology
Huntington Library & Gardens
HAHAMONGNA WATERSHED PARK
EATON CYN COUNTY PARK
DEBS REGIONAL PARK
Devils Gate Reservoir
Arroyo Seco
Eaton Wash
West Fork San Gabriel River
Harvard Branch
Deer Park Branch
Rubio Wash
Alhambra Wash
City of Pasadena
Pasadena Sphere of Influence (SOI)
1 Study I, Area I Established 04-11-73
2 Study I, Area 3 Joint SOI Arcadia and Pasadena Established 04-11-73 Joint Removed 12-08-04
Sphere of Influence History
Action | Effective Date
Established 04-11-73
Reconfirmed 12-08-04
Reconfirmed 11-14-12
1 inch equals 1 miles
0 0.25 0.5 1 Miles
LAFCO
Revised: November 4, 2020



Pasadena-Proposed SOI Map

City of Pasadena

Pasadena Sphere of Influence (SOI)

1	Study I, Area I Established 04-11-73
2	Study I, Area 3 Joint SOI Arcadia and Pasadena Established 04-11-73 Joint Removed 12-08-04
3	Added 11-18-26

Sphere of Influence History

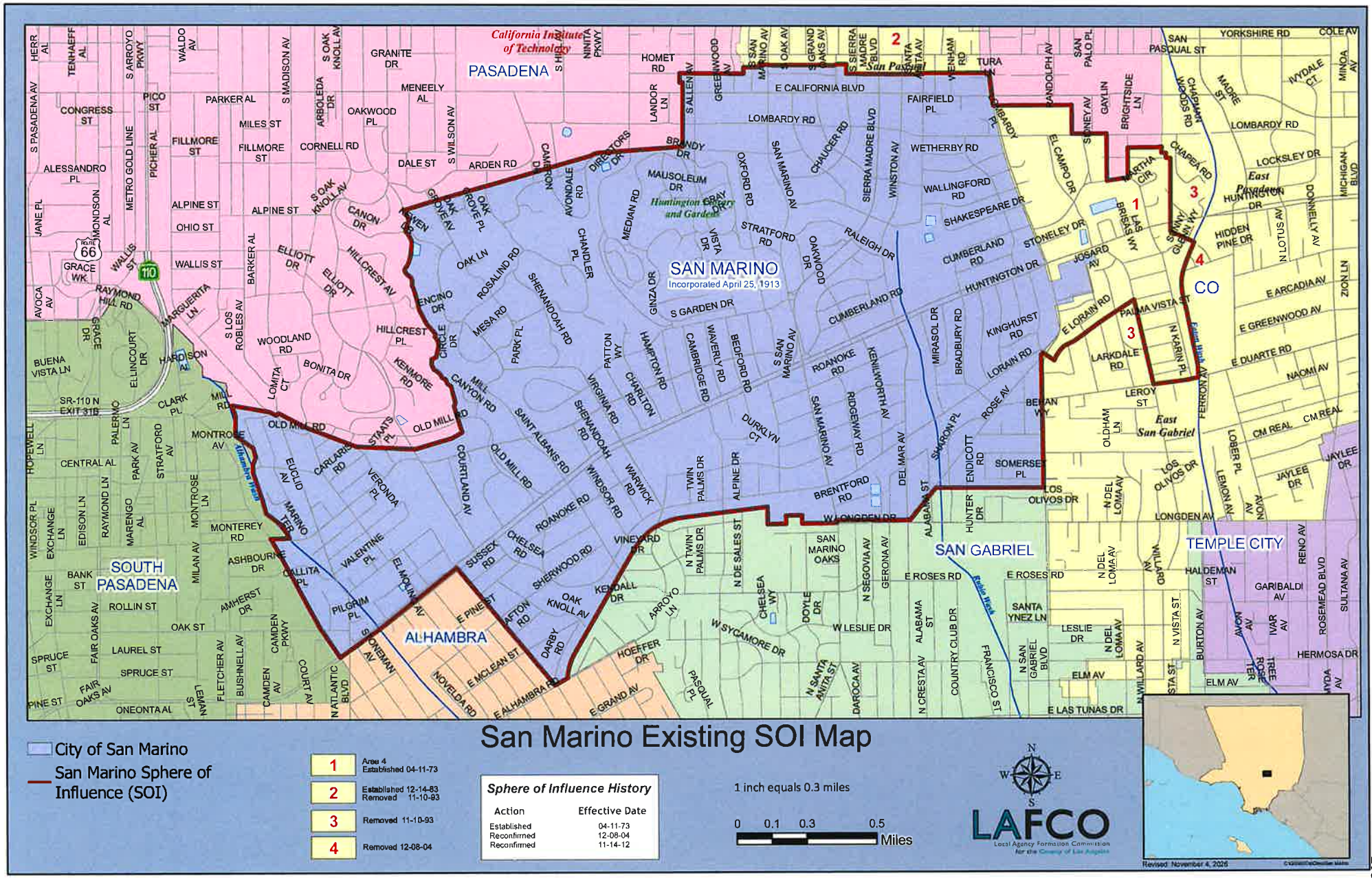
Action	Effective Date
Established	04.11.73
Reconfirmed	12.00.04
Reconfirmed	11.14.12
Amended	11.19.26

1 inch equals 1 miles

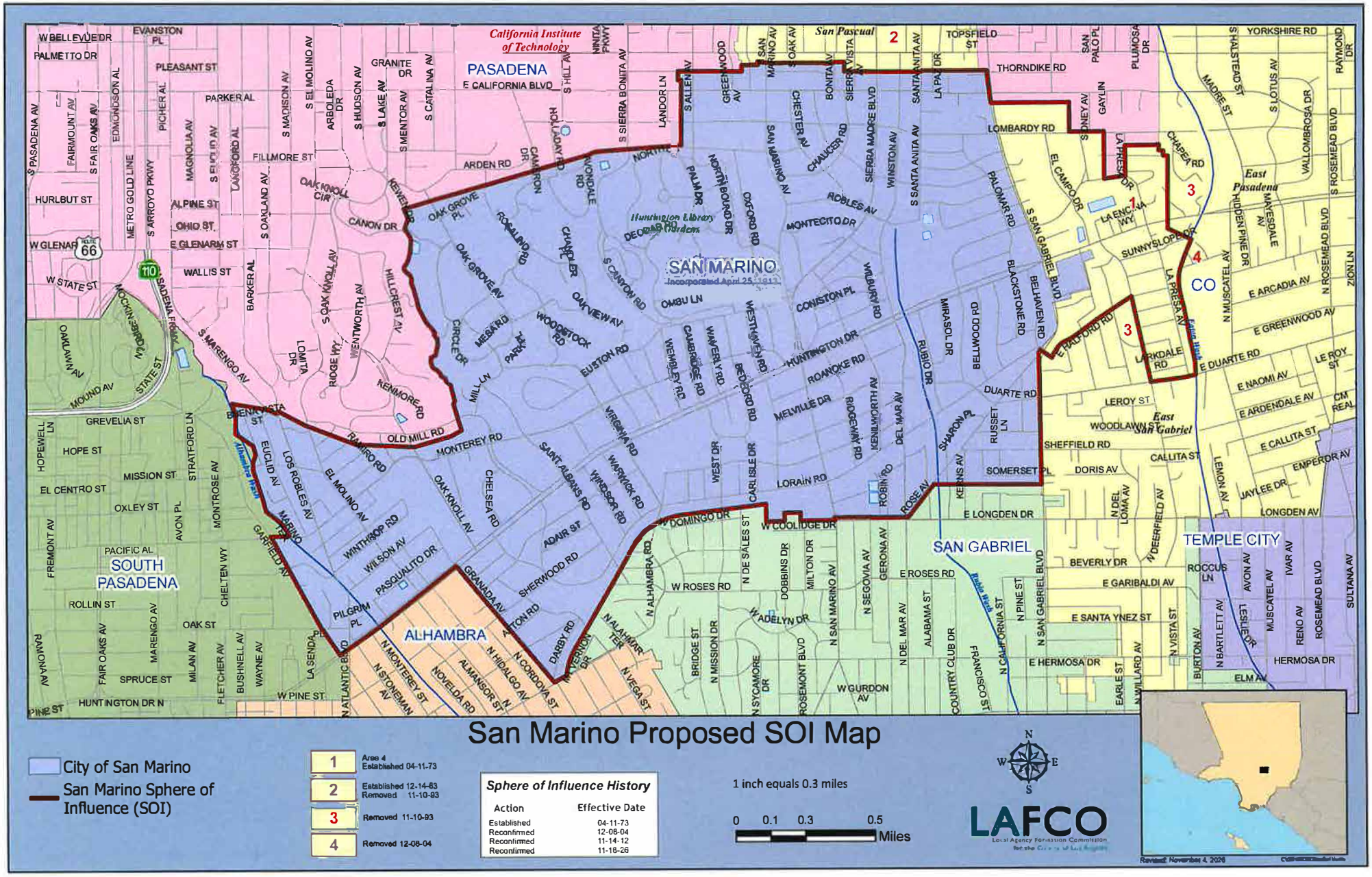
0 0.25 0.5 1 Miles

LAFCO

Revised November 4, 2026


San Marino Existing SOI Map
City of San Marino
San Marino Sphere of Influence (SOI)
1 Area 4 Established 04-11-73
2 Established 12-14-83 Removed 11-10-93
3 Removed 11-10-93
4 Removed 12-08-04
Sphere of Influence History
Action | Effective Date
Established | 04-11-73
Reconfirmed | 12-08-04
Reconfirmed | 11-14-12
1 inch equals 0.3 miles
0 0.1 0.3 0.5 Miles
LAFCO
Local Agency Formation Commission for the County of Los Angeles
Revised: November 4, 2026
PASADENA
SAN MARINO
Incorporated April 25, 1913
SOUTH PASADENA
ALHAMBRA
SAN GABRIEL
TEMPLE CITY
East Pasadena
East San Gabriel
CO
California Institute of Technology
Huntington Library and Gardens

Item No. 7.b.


San Marino Proposed SOI Map
City of San Marino
San Marino Sphere of Influence (SOI)
1 Area 4 Established 04-11-73
2 Established 12-14-63 Removed 11-10-93
3 Removed 11-10-93
4 Removed 12-08-04
Sphere of Influence History
Action | Effective Date
Established | 04-11-73
Reconfirmed | 12-08-04
Reconfirmed | 11-14-12
Reconfirmed | 11-18-26
1 inch equals 0.3 miles
0 0.1 0.3 0.5 Miles
LAFCO
Local Agency Formation Commission
Revised: November 4, 2026
PASADENA
SAN MARINO
SOUTH PASADENA
ALHAMBRA
SAN GABRIEL
TEMPLE CITY
CO
California Institute of Technology
Huntington Library
East Pasadena
East San Gabriel

Staff Report

November 18, 2026

Agenda Item No. 7.c.

Municipal Service Reviews (MSR) and Sphere of Influence (SOI) Updates No. 2026-10 for County Sanitation Districts Nos. 14 and 20 of Los Angeles County and consideration of the California Environmental Quality Act (CEQA) Exemption.

Executive Summary

The Commission periodically prepares Municipal Service Reviews (MSRs) and updates the Spheres of Influence (SOIs) for cities and special districts in Los Angeles County.

At the Commission's May 15, 2025 Meeting, it approved a Municipal Service Reviews and Sphere of Influence Updates Schedule for a four-year period ending December 31, 2030. The schedule included MSRs and SOI Updates for the County Sanitation Districts (CSD). This item includes the first two of twenty-four (24) MSRs and SOI Updates for those districts.

On October 8, 2025, and after consideration of staff's recommendation pursuant to an evaluation of proposals received from a couple of consulting firms, the Commission awarded a contract to Policy Consulting Associates, LLC (PCA) to prepare the MSR and SOI Updates for the County Sanitation District Nos. 14 of Los Angeles County and County Sanitation District No. 20 of Los Angeles County.

Staff recommends that the Commission conduct the required public hearing; adopt the Draft MSR and SOI Update for the County Sanitation Districts Nos. 14 and 20 of Los Angeles County dated October 3, 2026; amend the spheres of influences for County Sanitation Districts Nos. 14 and 20 to extend beyond its respective boundaries, as recommended and in more detail in the Draft MSR; and approve the Resolution Making Determinations (RMD), which includes the relevant determinations for MSRs and SOI Updates, as well as the CEQA findings, consistent with State Law.

Drafts of the MSR and SOI Update, the RMD, the existing SOI Maps, and the Proposed SOI Maps are attached to this staff report. An internal draft of the MSR was distributed to staff and the affected agencies for review and comment. PCA has revised the Draft MSR and SOI Update to reflect input from LAFCO staff and representatives of the districts. Legal counsel has reviewed the Draft MSR and RMD as to form.

Municipal Service Reviews

Pursuant to Government Code § 56430, and in order to prepare and to update a Sphere of Influence meeting the requirements of § 56425, "the Commission shall conduct a service review of the municipal services" in that particular geographic area and "consider and prepare a written statement of its determinations."

Some LAFCOs prepare MSRs for each city and special district in their region every five (5) years (generally, these are LAFCOs in counties with a very limited number of cities and special districts). Other LAFCOs do not prepare MSRs proactively; rather, when a city, special district, or petitioner wants to expand the boundaries of an SOI, the involved LAFCO requires that the applicant pay for the preparation of an MSR in advance of the SOI determination. Most LAFCOs take an intermediate approach, preparing MSRs for a select group of cities and special districts every five years. This is the approach LA LAFCO has utilized for more than a decade.

In May of 2025, the Commission approved the staff recommendation ("FINAL Round Four Municipal Service Reviews and Sphere of Influence Updates Schedule"), which sets forth the schedule for preparing these documents for Fiscal Year 2025-26 through Fiscal Year 2029-30). Consistent with the action, and over this five-year period, staff plans to present Draft MSR and SOI Updates to the Commission for fifty-four (54) cities, twenty-six (26) special districts, and twenty-four (24) county sanitation districts.

This Draft MSR and SOI Updates for County Sanitation District Nos. 14 and 20 is one of several MSRs and SOI Updates scheduled during FY 2025-26. The Commission previously adopted separate MSR and SOIs Update for three cities in the San Gabriel Valley (Claremont, La Verne, and San Dimas) and five cities on the west side (Gardena, Hawthorne, Inglewood, Lawndale, and Torrance). At today's meeting, the Commission is also considering the MSR and SOI Update for the Cities of San Marino and Pasadena.

Spheres of Influence

Government Code § 56076 defines an SOI as "a plan for the probable physical boundaries and services area of a local agency, as determined by the commission." Since 1971, LAFCOs have been required to develop and adopt an SOI for each city and special district.

Determining SOIs is central to the Commission's purpose. As stated in Government Code § 56425:

> "In order to carry out its purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local governmental agencies subject to the jurisdiction of the commission to advantageously provide for the present and future needs of the county and its communities, the commission shall develop and determine the Sphere of Influence of each city and special district, as defined by Section 56036, within the county and enact policies designed to promote the logical and orderly development of areas within the sphere."

Section 56425(g) further requires that the Commission review and update SOIs "every five years…as necessary." As noted previously, LA LAFCO prepares MSRs for a select group of cities and special districts every five years.

MSR Determinations

Government Code § 56430 requires the Commission to adopt the following seven (7) determinations when adopting an MSR:

1. Growth and population projections for the affected area;

2. The location and characteristics of any disadvantaged unincorporated communities within or contiguous to the sphere of influence;

3. Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any disadvantaged, unincorporated communities within or contiguous to the sphere of influence;

4. Financial ability of agencies to provide services;

5. Status of, and opportunities for, shared facilities;

6. Accountability for community service needs, including governmental structure and operational efficiencies; and

7. Any other matter related to effective or efficient service delivery, as required by commission policy.

Staff has provided draft MSR determinations in Section 4 of the attached RMD.

SOI Determinations

Government Code § 56425 requires the Commission to adopt the following five (5) determinations when adopting or amending an SOI:

1. The present and planned land uses in the area, including agricultural and open-space lands;

2. The present and probable need for public facilities and services in the area;

3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide;

4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency; and

5. For an update of a sphere of influence of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs pursuant to subdivision (g) on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

Staff has provided draft SOI determinations in Section 5 of the of the attached RMD.

Sphere of Influence Recommendations

Staff recommends that the Commission **amend the existing SOI for the County Sanitation District No. 14 of the Los Angeles County,** and as shown on the "Proposed SOI Map for the County Sanitation District No. 14 of Los Angeles County," attached (as shown in Figure 4-1 on Page 106 of the MSR):

1. **Add Area A:** This proposed amendment is a portion of the City of Lancaster. Since the majority of the City of Lancaster is the within the CSD No. 14's sphere of influence and is served by CSD No. 14, staff is proposing the district's sphere of influence be modified to include the remainder of the City.

2. **Add Area B:** This proposed amendment is located in the City of Palmdale. The County Sanitation District provides wastewater services to the City of Lancaster and portions of the City of Palmdale. After discussions with Los Angeles County Sanitation District staff, it was determined that County Sanitation District No. 14 would be the most logical service provider in the event that wastewater services were required within this area.

3. **Add Area C:** This proposed amendment includes the remaining area within the City of Lancaster that is outside of County Sanitation District No. 14's sphere of influence.

Staff recommends that the Commission **amend the existing SOI for the County Sanitation District No. 20 of the Los Angeles County,** and as shown on the "Proposed SOI Map for County Sanitation District No. 20 of Los Angeles County," attached (as shown in Figure 5-1 on Page 164 of the Draft MSR).

1. **Add Areas A and B:** These proposed amendments are the areas within the City of Palmdale currently outside of the spheres of influence boundaries of CSD No. 20. Should these areas require wastewater services, CSD No. 20 is considered the most viable option.

California Environmental Quality Act (CEQA) Clearance

As noted on Page 2 of the attached RMD, the MSR and SOI Updates for the County Sanitation Districts Nos. 14 and 20 of Los Angeles County are exempt from the provisions of CEQA under the commonsense exemption in 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility that the recommended MSR and SOI Updates for the County Sanitation Districts Nos. 14 and 20 will have a significant effect on the environment. In the alternative, the MSR and SOI Updates are not a project for purposes of CEQA because they are an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment and therefore is excluded from the definition of a project, pursuant to Section 15378(b) of the State CEQA Guidelines.

Required Public Hearing Notice; Stakeholder Outreach

The Executive Officer set November 18, 2026, as the hearing date on this MSR/SOI Updates and gave the required notice of public hearing pursuant to Government Code § 56427. Notice of the public hearing for the proposed Sphere of Influence Updates (including potential amendments to the County Sanitation Districts Nos. 14 and 20 of Los Angeles County) was given pursuant to

Government Code §§ 56150-56160. LAFCO is required to provide notice of the public hearing "in one or more newspapers of general circulation within each affected county, affected city, or affected district," pursuant to Government Code § 56153, and notice "shall be commenced at least 21 days prior to the date specified in the notice for the public hearing," pursuant to Government Code § 56154. Staff published a hearing notice in the Daily Commerce on Wednesday, September 30, 2026. In addition, staff published a hearing notice in the Antelope Valley Press on October 3, 2026. The publications in the Daily Commerce and Antelope Valley Press satisfied all legal requirements for public hearing notice pursuant to State Law.

LAFCO's consultant (PCA) worked closely with representatives of the Los Angeles County Sanitation Districts during the drafting of the MSR and SOI Updates. This included virtual meetings, as well as emails and telephone calls concerning issues specific to each district. Prior to finalizing this Draft MSR and SOI Update, PCA provided a draft of the MSR and SOI Updates to district representatives, as well as a copy to LAFCO staff. This final Draft MSR and SOI Update reflects input received from city and staff representatives.

RECOMMENDED ACTION:
In consideration of information gathered and evaluated for the MSR and SOI Updates for the County Sanitation Districts Nos. 14 and 20 of Los Angeles County, staff recommends that the Commission:

1. Open the public hearing and receive testimony on the Draft MSR and SOI Update;

2. There being no further testimony, close the public hearing;

3. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving MSR No. 2026-10, the Municipal Service Review and Sphere of Influence Update for the County Sanitation Districts Nos. 14 and 20 of Los Angeles County;

4. Adopt and approve the draft Municipal Service Review and Sphere of Influence Update for the County Sanitation Districts Nos. 14 and 20 of Los Angeles County;

5. Adopt the recommended determinations required for the Municipal Service Review, as recommended in the Draft MSR and SOI Updates and in the Draft Resolution Making Determinations (RMD), pursuant to Government Code § 56430;

6. Adopt the recommended determinations required for the proposed Sphere of Influence Updates (amendments) for the County Sanitation Districts Nos. 14 and 20 of Los Angeles County, as recommended in the Draft MSR and SOI Updates and in the Draft RMD, pursuant to Government Code § 56425;

7. Adopt the Proposed SOI Maps for the County Sanitation Districts Nos. 14 and 20 of Los Angeles County, attached to this staff report and incorporated herein by reference;

8. Direct the Executive Officer to transmit copies of the Resolution Making Determinations

as provided in Government Code § 56882; and

9. Direct the Executive Officer to post the MSR and SOI Update to the LAFCO website; and to update LAFCO's respective SOI Maps for the County Sanitation Districts Nos. 14 and 20 of Los Angeles County on the LAFCO website (www.lalafco.org).

EXHIBITS:

- Draft Municipal Service Review and Sphere of Influence Update for the County Sanitation Districts Nos. 14 and 20 of Los Angeles County, dated November 3, 2026;
- Draft Resolution Making Determinations (RMD);
- Existing Sphere of Influence Map for the County Sanitation District No. 14 of Los Angeles County;
- Proposed Sphere of Influence Map for the County Sanitation District No. 14 of Los Angeles County;
- Existing Sphere of Influence Map for the County Sanitation District No. 20 of Los Angeles County; and
- Proposed Sphere of Influence Map for County Sanitation District No. 20 of Los Angeles County.

RESOLUTION NO. 2026-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES MAKING DETERMINATIONS ADOPTING THE "MUNICIPAL SERVICE REVIEWS (MSR) AND SPHERE OF INFLUENCE (SOI) UPDATE NO. 2026-10 FOR THE COUNTY SANITATION DISTRICT NO. 14 OF LOS ANGELES COUNTY AND THE COUNTY SANITATION DISTRICT NO. 20 OF LOS ANGELES COUNTY"

WHEREAS, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), provides that a Local Agency Formation Commission (LAFCO) shall develop and determine a Sphere of Influence (SOI) for each special district (Government Code Section 56425(a)) and that every five (5) years thereafter, the Commission shall, as necessary, review and update each SOI (Government Code Section 56425(g)); and

WHEREAS, the SOI is the primary planning tool for LAFCO, and it defines the probable physical boundaries and service area of a local agency, as determined by LAFCO; and

WHEREAS, Section 56430 requires that, in order to prepare and to update Spheres of Influence, the Commission shall conduct a Municipal Service Review (MSR) prior to, or in conjunction with, action to update or adopt an SOI; and

WHEREAS, the Commission has undertaken the MSR and SOI Updates for the County Sanitation District No. 14 of Los Angeles County and the County Sanitation District No. 20 of Los Angeles County; and

WHEREAS, the proposed MSR and SOI Update consists of inhabited territory and is assigned the following short-form designation: "MSR No. 2026-10—Municipal Service Review and Sphere of Influence Updates for the County Sanitation Districts Nos. 14 and 20 of the Los Angeles County;" and

WHEREAS, the Executive Officer has submitted to the Commission "MSR No. 2026-10—Municipal Service Review and Sphere of Influence Updates for the County Sanitation Districts Nos. 14 and 20 of Los Angeles County, dated November 3, 2026, as prepared by Policy Consulting Associates, LLC (PCA) and recommended by LAFCO staff, and which includes recommendations to amend the SOIs for the County Sanitation Districts Nos. 14 and 20 of Los Angeles County; and

WHEREAS, the MSR and SOI Updates for the County Sanitation Districts Nos. 14 and 20 of Los Angeles County is exempt from the provisions of CEQA under the commonsense exemption in 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility that the recommended MSR and SOI Updates for the County Sanitation Districts Nos. 14 and 20 of Los Angeles County will have a significant effect on the environment; and in the alternative, the MSR and SOI Updates are not a project for purposes of CEQA because they are an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment and therefore is excluded from the definition of a project, pursuant to Section 15378(b) of the State CEQA Guidelines; and

WHEREAS, staff shared a Draft MSR with representatives of the Los Angeles County Sanitation District, and the Draft MSR reflects input provided by these district representatives; and

WHEREAS, staff has prepared draft Municipal Service Review determinations required by Government Code § 56430 for the County Sanitation Districts Nos. 14 and 20 of Los Angeles County, which are provided in this resolution;

WHEREAS, LAFCOs are required to adopt an SOI for each city and special district, and to review and update SOIs "every five years, as necessary," pursuant to Government Code §

56425, and in so doing, adopt corresponding determinations; and

WHEREAS, maps of the existing SOIs for the County Sanitation Districts Nos. 14 and 20 of Los Angeles County are found in the MSR and SOI Updates, and are hereby incorporated herein by reference; and

WHEREAS, staff has prepared draft Sphere of Influence determinations, required by Government Code § 56425 for the County Sanitation Districts Nos. 14 and 20 of Los Angeles County, which are provided in this resolution; and

WHEREAS, the Executive Officer set November 18, 2026, as the hearing date on this MSR and SOI Updates, and gave notice of the public hearing pursuant to Government Code § 56427, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on Wednesday, September 30, 2026; and

WHEREAS, on November 18, 2026, 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, based upon staff review and the feasibility of governmental reorganization identified in Section 56425(h), staff has determined that any such reorganizations will not further the goals of orderly development and affordable service delivery, and therefore does not recommend reorganization of the November 18, 2026; and

WHEREAS, the proposed action consists of the adoption of the Municipal Service Review and Sphere of Influence Updates for the County Sanitation Districts Nos. 14 and 20 of Los Angeles County;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The affected territory is inhabited, and it is assigned the following short-form designation: “MSR No. 2026-10—Municipal Service Review and Sphere of Influence Updates of the County Sanitation Districts Nos. 14 and 20 of Los Angeles County.”
2. The Commission finds that MSR No. 2026-10—Municipal Service Review and Sphere of Influence Updates of the County Sanitation Districts Nos. 14 and 20 of Los Angeles County —is exempt from the provisions of the California Environmental Quality Act ("CEQA") because it can be seen with certainty that there is no possibility that the Municipal Service Review and Sphere of Influence Update of the Cities of Pasadena and San Marino will have a significant effect on the environment pursuant to State CEQA Guidelines Section 15061(b)(3). In the alternative, the Municipal Service Review and Sphere of Influence Updates of the County Sanitation Districts Nos. 14 and 20 of Los Angeles County is not a project for the purposes of CEQA because it is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment and therefore is excluded from the definition of a project, pursuant to Section 15378(b) of the State CEQA Guidelines.
3. The Commission adopts the Municipal Service Review and Sphere of Influence Update for the County Sanitation Districts Nos. 14 and 20 of Los Angeles County, dated November 3, 2026, as prepared by PCA and recommended by LAFCO staff.

4. Consistent with Government Code § 56430, the Commission hereby adopts the following Municipal Service Review determinations:

County Sanitation District No. 14 of Los Angeles County

Growth and population projections within the affected area:

- As of 2026, LACSD 14 serves an estimated population of approximately 212,000, representing an increase of roughly six percent from 2020 and a compounded annual growth rate of approximately one percent.

- Population projections for jurisdictions within LACSD 14 indicate slower future growth, with Lancaster and Palmdale each projected to grow at approximately 0.2 percent annually through 2050, and unincorporated Los Angeles County projected to grow at approximately 0.6 percent annually.

- Population growth within LACSD 14 is influenced by land use designations, General Plan policies, and zoning regulations adopted by the land use authorities, including the cities of Lancaster and Palmdale, as well as Los Angeles County.

- Land use patterns within LACSD 14's boundaries and SOI include urban residential, mixed-use, commercial, industrial, public/semi-public, open space, and rural land use.

- The General Plans for cities Lancaster and Palmdale, and Los Angeles County generally direct growth toward infill, mixed-use, designated project and economic opportunity areas, while preserving rural land uses in less developed unincorporated areas.

- In the past five years, seven annexations to CSD 14 have been approved to provide wastewater services.

- Planned and proposed residential development in the area, along with associated annexations, is likely to be a primary driver of population and growth within LACSD 14's boundaries and SOI.

- Will Serve requests submitted to LACSD and pending annexations reflect ongoing development activity and proposed projects seeking wastewater service within LACSD 14's existing boundaries or in areas requiring annexation before service can be extended.

- As of early 2026, LACSD 14 has received Will Serve requests for a total of 427 proposed single-family homes within the District's boundaries and SOI. In addition, two pending annexations within the SOI would add 298 proposed single-family homes to the District's service area.

The location and characteristics of disadvantaged unincorporated communities within or contiguous to the sphere of influence:

- LA LAFCO's High Desert DUC map uses the 2016–2020 American Community Survey (ACS) and identifies disadvantaged unincorporated areas with a median household income (MHI) of less than $62,939, representing approximately 80 percent of the statewide MHI. This review applies LA LAFCO's income threshold and classification in evaluating DUCs within or contiguous to LACSD 14's sphere of influence (SOI).

- LA LAFCO's High Desert DUC map identifies disadvantaged unincorporated areas to the north, east, and southwest of Lancaster. The map provides the geographic reference for evaluating the location of these communities relative to LACSD 14's jurisdictional boundary and SOI.

***Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies*:**

- LACSD 14 provides regional wastewater collection, conveyance, treatment, disposal, and recycled water services through its regional trunk sewer system and the Lancaster Water Reclamation Plant (WRP).

- LACSD 14 provides extraterritorial services to several facilities outside its jurisdictional boundary, including the California State Prison–Los Angeles County, the Mira Loma Detention Center complex, and aerospace facilities associated with United States Air Force Plant 42. The District initiated wastewater service to the facilities described above prior to the January 1, 2001 cutoff and qualify for the exemption of LAFCO approval outlined in Government Code Section 56133 (e)(4).

- Although most developed areas within the District are connected to the public sewer system, certain properties remain unserved where local collector sewers have not been constructed. The District estimates that approximately 490 septic systems remain in use, primarily within less developed areas of the District.

- LACSD 14 operates approximately 64 miles of gravity trunk sewers and provides wastewater service to approximately 51,296 residential, 1,518 commercial, and 18 industrial connections.

- The Lancaster WRP provides primary, secondary, and tertiary wastewater treatment with an average daily design capacity of 18 MGD. During calendar year 2025, the WRP received an average daily influent flow of 14.5 MGD, with a peak daily influent flow of 19.7 MGD.

- Projected wastewater flows remain below the Lancaster WRP's current 18 MGD design capacity through at least 2047 of the 2050 planning horizon. However, the current average daily flow of 14.5 MGD is at or slightly above the District's 80 percent planning threshold of 14.4 MGD. Therefore, continued evaluation of future treatment capacity expansion and related infrastructure improvements is recommended.

- The District's Facilities Plan adopted in 2004 continues to serve as the primary long-range planning document for the District's wastewater facilities. However, the growth assumptions contained in the Facilities Plan did not materialize as anticipated. Therefore, it is recommended that the Plan be updated to reflect current planning conditions.

- Future treatment capacity needs will depend on projected wastewater flows, treatment loadings, and evolving regulatory requirements. Continued evaluation of District's treatment capacity, PFAS treatment, recycled water infrastructure, and other regulatory compliance needs is necessary to support long-term capital planning as future conditions change.

- Wet-weather infiltration and inflow are identified as a significant operational concern for both the collection system and the Lancaster WRP. Planned collection system rehabilitation projects and WRP capital improvements are identified in the CIP to address these operational deficiencies and improve overall system reliability.

Financial Ability to Provide Services:

- LACSD 14 has the financial ability to provide services within its existing boundaries and potential annexation areas. The District currently maintains a strong financial position to provide services and follows policies and practices to ensure the provision of services to new development.

- All LA County sanitation districts have established and implemented financial policies to ensure that new growth "pays for itself". The District requires that agencies receiving property taxes from the proposed annexation area sign a tax sharing agreement whereby LACSD 14 will receive a share of the incremental change in ad valorem taxes (the basic 1 percent property tax on assessed value). Before physical connection to the sewer system, project developers must pay connection fees for a proportionate share of the District's assets.

Status of and opportunities for shared facilities:

- LACSD 14 participates in a Joint Administration Agreement with the other Los Angeles County Sanitation Districts, under which administrative personnel, equipment, and support services are shared among the districts to achieve operational efficiencies and economies of scale.

- No additional opportunities for shared treatment facilities were identified for LACSD 14.

Accountability for community service needs, including governmental structure and operational efficiencies:

- LACSD 14 is governed by a three-member Board of Directors representing Lancaster, Palmdale, and the unincorporated territory within the District. The appointment of alternates by the applicable city councils and County Board of Supervisors supports continuity of District governance when a regular director is absent, unable, or unwilling to act.

- LACSD 14 largely complies with State requirements related to the Brown Act by posting agendas within the required timeline and providing access to archived agendas, minutes, and other meeting materials through the centralized LACSD agenda management platform.

- The District also generally complies with State website transparency requirements (SB 929) by maintaining a website that includes the required contact information and Enterprise Catalog (SB 272). The District also submits annual financial transaction and compensation reporting to the State Controller's Office as required.

- It is recommended that LACSD 14 make completed and up-to-date ethics, sexual harassment prevention, and fiscal and financial training records, as applicable, and Form 700 filings for Board members and other designated officials readily available on its website to further support transparency and accountability.

- LACSD 14 engages the public through Board meetings, its website, social media platforms, construction notifications, agency alerts, educational programs, and facility tours. In accordance with the California Public Records Act, LACSD also maintains an online records portal that allows members of the public to submit requests, communicate with staff, and track the status of their requests.

- LACSD 14 demonstrated accountability through its disclosure of information and cooperation with LAFCO questionnaires and other requests for information.

Any Other Matter Related to Effective or Efficient Service Delivery as Required by Commission Policy:

None.

County Sanitation District No. 14 of Los Angeles County

Growth and population projections within the affected area:

- As of 2026, LACSD 20 serves an estimated population of approximately 137,000, representing an increase of roughly five percent from 2020 and a compounded annual growth rate of approximately 0.9 percent.

- Population projections for jurisdictions within LACSD 20 indicate slower future growth, with Palmdale projected to grow at approximately 0.2 percent annually through 2050, and unincorporated Los Angeles County projected to grow at approximately 0.6 percent annually.

- Population growth within LACSD 20 is influenced by land use designations, General Plan policies, and zoning regulations adopted by the land use authorities, including the City of Palmdale and Los Angeles County.

- Land use patterns within LACSD 20's boundaries and SOI include residential, mixed-use, commercial, industrial, public/semi-public, open space, and rural land uses.

- The General Plans for Palmdale and Los Angeles County generally direct growth toward infill, mixed-use, transit-oriented, village-center, and economic opportunity areas (EOAs), while preserving rural and lower-density land uses in less developed unincorporated areas.

- In the past five years, two annexations to LACSD 20 have been approved to provide wastewater service.

- Planned and proposed residential development in the area and associated annexations are likely to be primary population and growth drivers within LACSD 20's boundaries and SOI.

- Will Serve requests submitted to LACSD and pending annexations reflect ongoing development activity and proposed projects seeking wastewater service within LACSD 20's existing boundaries or in areas requiring annexation before service can be extended.

- As of early 2026, LACSD 20 has received Will Serve requests for a total of 697 proposed single-family homes within the District's boundaries and SOI. In addition, one pending annexation within the SOI would add a proposed development consisting of 1,679 single-family homes, 355 townhomes, 284 apartment units, one commercial building, and one public park to the District's service area.

The location and characteristics of disadvantaged unincorporated communities within or contiguous to the sphere of influence:

- LA LAFCO's High Desert DUC map uses the 2016–2020 American Community Survey (ACS) and identifies disadvantaged unincorporated areas with a median household income (MHI) of less than $62,939, representing approximately 80 percent of the statewide MHI. This review applies LA LAFCO's income threshold and classification in evaluating DUCs within or contiguous to LACSD 20's sphere of influence (SOI).

- LA LAFCO's High Desert DUC map identifies disadvantaged unincorporated areas in the Palmdale vicinity, including areas east of the city and unincorporated pockets surrounded by incorporated territory. The map provides the geographic reference for evaluating the location of these communities relative to LACSD 20's jurisdictional boundary and SOI.

***Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies*:**

- LACSD 20 provides regional wastewater collection, conveyance, treatment, disposal, and recycled water services through its regional trunk sewer system and the Palmdale Water Reclamation Plant (WRP).

- LACSD 20 provides extraterritorial services to several facilities outside its jurisdictional boundary, including aerospace facilities and a United States Air Force facility associated with Plant 42. The District initiated wastewater service to the facilities described above prior to the January 1, 2001 cutoff and qualify for the exemption of LAFCO approval outlined in Government Code Section 56133 (e)(4).

- Although most developed areas within the District are connected to the public sewer system, certain properties remain unserved where local collector sewers have not been constructed. The District estimates that approximately 250 septic systems remain in use.

- LACSD 20 operates approximately 40 miles of gravity trunk sewers that provides wastewater service to approximately to approximately 32,345 residential, 829 commercial, and 9 industrial connections.

- The Palmdale WRP provides primary, secondary, and tertiary wastewater treatment with an average daily design capacity of 12 MGD. During the calendar year of 2025, the WRP received an average daily influent flow of 9.4 MGD, with a peak influent flow of 14.5 MGD

- Projected wastewater flows remain below the Palmdale WRP's current 12 MGD design through the 2050 planning horizon. However, current average daily flow of 9.4 MGD is slightly below the 80 percent planning threshold of 9.6 MGD. Therefore, continued evaluation of future treatment capacity expansion and related infrastructure improvements is recommended.

- The District's Facilities Plan adopted in 2005 continues to serve as the primary long-range planning document for the District's wastewater facilities. However, growth assumptions contained in the Facilities Plan did not materialize as anticipated. Therefore, it is recommended that the Plan be updated to reflect current planning conditions.

- Wet-weather inflow and infiltration are identified as operational concerns for the collection system. Ongoing rehabilitation of non-reinforced concrete pipes and other identified deficient sewer segments is necessary to address these deficiencies and improve collection-system reliability.

- Wet-weather flows affect the operational reliability of the Palmdale WRP. Improvements to secondary clarification and return activated sludge pumping capacity are identified as priorities to improve wet-weather resilience and treatment reliability.

Financial Ability to Provide Services:

- LACSD 20 has the financial ability to provide services within its existing boundaries and potential annexation areas. The District currently maintains a strong financial position to provide services and follows policies and practices to ensure the provision of services to new development.

- All LA County sanitation districts have established and implemented financial policies to ensure that new growth "pays for itself". The District requires that agencies receiving property taxes from the proposed annexation area sign a tax sharing agreement whereby LACSD 20 will receive a share of the incremental change in ad valorem taxes (the basic 1 percent property tax on assessed value). Before physical connection to the

sewer system, project developers must pay connection fees for a proportionate share of the District's infrastructure.

Status of, and opportunities for, shared facilities:

- LACSD 20 participates in a Joint Administration Agreement with the other Los Angeles County Sanitation Districts, under which administrative personnel, equipment, and support services are shared among the districts to achieve operational efficiencies and economies of scale.

- No additional opportunities for shared treatment facilities were identified for LACSD 20.

Accountability for community service needs, including governmental structure and operational efficiencies:

- LACSD 20 is governed by a three-member Board of Directors representing Lancaster, Palmdale, and the unincorporated territory within the District. The appointment of alternates by the applicable city councils and County Board of Supervisors supports continuity of District governance when a regular director is absent, unable, or unwilling to act.

- LACSD 20 largely complies with State requirements related to the Brown Act by posting agendas within the required timeline and providing access to archived agendas, minutes, and other meeting materials through the centralized LACSD agenda management platform.

- The District also generally complies with State website transparency requirements (SB 929) by maintaining a website that includes the required contact information and Enterprise Catalog (SB 272). The District also submits annual financial transaction and compensation reporting to the State Controller's Office as required.

- It is recommended that LACSD 20 make completed and up-to-date ethics, sexual harassment prevention, and fiscal and financial training records, as applicable, and

Form 700 filings for Board members and other designated officials readily available on its website to further support transparency and accountability.

- LACSD 20 engages the public through Board meetings, its website, social media platforms, construction notifications, agency alerts, educational programs, and facility tours. In accordance with the California Public Records Act, LACSD also maintains an online records portal that allows members of the public to submit requests, communicate with staff, and track the status of their requests.

- LACSD 20 demonstrated accountability through its disclosure of information and cooperation with LAFCO questionnaires and other requests for information.

Any Other Matter Related to Effective or Efficient Service Delivery as Required by Commission Policy:

None.

5. Consistent with Government Code § 56425, the Commission hereby adopts the following Sphere of Influence determinations:

County Sanitation District No. 14 of Los Angeles County

Present and planned land uses in the area, including agricultural and open-space lands:

- The District is not a land use authority and does not hold primary responsibility for implementing growth strategies.

- Land use patterns within LACSD 14's boundaries and SOI include urban residential, mixed-use, commercial, industrial, public/semi-public, open space, and rural land use.

- The General Plans for the cities of Lancaster and Palmdale, and for Los Angeles County generally, direct growth toward infill, mixed-use, designated project, and economic opportunity areas, while preserving rural land uses in less developed unincorporated areas.

Present and probable need for public facilities and services in the area:

- Planned and proposed residential development in the area, as well as pending annexations, indicate continued need for wastewater services.

Present capacity of public facilities and services that the agency provides or is authorized to provide:

- The District currently provides adequate wastewater collection, conveyance, treatment, and recycled water services. The Lancaster WRP is operating within its 18 MGD design capacity, although average flows are near the District's 80 percent planning threshold. Continued capital improvements, capacity evaluation, and updated long-range facilities planning are essential to address wet-weather infiltration and inflow, regulatory requirements, and future service demands.

Existence of any social or economic communities of interest in the area:

- Disadvantaged unincorporated communities (DUCs) are identified within unincorporated portions of the District and the SOI.

Present and probable need for public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence:

- There is an ongoing need for wastewater services for disadvantaged communities within the District, with no substantial changes to existing service needs anticipated. Disadvantaged communities within the SOI should be considered when planning for potential annexations or reorganizations, particularly regarding how those changes could affect access to wastewater services and the cost of providing services.

<u>County Sanitation District No. 20 of Los Angeles County</u>

Present and planned land uses in the area, including agricultural and open-space lands:

- The District is not a land use authority and does not hold primary responsibility for implementing growth strategies.

- Land use patterns within LACSD 20's boundaries and SOI include urban residential, mixed-use, commercial, industrial, public/semi-public, open space, and rural land uses.

- The General Plans for the City of Palmdale and Los Angeles County generally direct growth toward infill, mixed-use, transit-oriented, village-center, and economic opportunity areas (EOAs), while preserving rural and lower-density land uses in less-developed unincorporated areas.

Present and probable need for public facilities and services in the area:

- Planned and proposed residential development in the area, as well as pending annexations, indicate continued need for wastewater services.

- The District currently provides adequate wastewater collection, conveyance, treatment, and recycled-water services. The Palmdale WRP is operating within its 12 MGD design capacity, although average flows are near the District's 80 percent planning threshold. Continued capital improvements, capacity evaluation, and updated long-range facilities planning are essential to address wet-weather infiltration and inflow, regulatory requirements, and future service demands.

Present capacity of public facilities and adequacy of public services that the agency is authorized to provide:

- The District currently provides adequate wastewater collection, conveyance, treatment, and recycled water services. The Lancaster WRP is operating within its 18 MGD design capacity, although average flows are near the District's 80 percent planning threshold. Continued capital improvements, capacity evaluation, and updated long-range facilities planning are essential to address wet-weather infiltration and inflow, regulatory requirements, and future service demands.

Existence of any social or economic communities of interest in the area:

- Disadvantaged unincorporated communities (DUCs) are identified within unincorporated portions of the District and the SOI.

Present and probable need for public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence:

- There is an ongoing need for wastewater services for disadvantaged communities within the District, with no substantial changes to existing service needs anticipated. Disadvantaged communities within the SOI should be considered when planning for potential annexations or reorganizations, particularly regarding how those changes could affect access to wastewater services and the cost of providing services.

6. The Commission hereby amend the SOIs for the County Sanitation Districts Nos. 14 and 20 of Los Angeles County, as shown on the Proposed SOI Maps attached to the staff report, and incorporated herein by reference;
7. The Executive Officer's staff report includes recommendations that the Commission adopt the MSR; adopt the SOI Updates; amend the SOIs for the County Sanitation Districts Nos. 14 and 20 of Los Angeles County; and associated actions; and it is attached hereto and incorporated herein by reference.
8. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Section 56882 of the Government Code.
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 18th day of November, 2026.

MOTION:
AYES:
NOES:
ABSTAIN:
ABSENT:

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

Paul A. Novak, AICP
Executive Officer

County Sanitation Districts Nos. 14 and 20 of Los Angeles County Municipal Service Review & Sphere of Influence Update

PUBLIC REVIEW DRAFT
NOVEMBER 5, 2026

Prepared for Los Angeles LAFCO
Submitted by Policy Consulting Associates, LLC,
Berkson Associates, and
QK

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ACRONYMS AND DEFINITIONS

AB:	Assembly Bill
ACFR:	Annual Comprehensive Financial Report
ACS:	American Community Survey
ADC:	Actuarially Determined Contribution
BOD:	Biochemical Oxygen Demand
CAGR:	Compound Annual Growth Rate
CALPERS:	California Public Employees' Retirement System
CCR:	California Code of Regulations
CCTV:	Closed-Circuit Television
CEQA:	California Environmental Quality Act
CIP:	Capital Improvement Program
CIWQS:	California Integrated Water Quality System
CKH:	Cortese-Knox-Hertzberg
COD:	Chemical Oxygen Demand
CPRA:	California Public Records Act
CT:	Disinfectant Concentration Multiplied by Contact Time
CWA:	Clean Water Act
DAC:	Disadvantaged Community
DCS:	Distributed Control System
DOF:	California Department of Finance
DUC:	Disadvantaged Unincorporated Community
EAS:	Effluent Application Site
EOA:	Economic Opportunity Area
FPPC:	Fair Political Practices Commission
FRPP:	Fiberglass-Reinforced Plastic Pipe
FTE:	Full-Time Equivalent
FY:	Fiscal Year
GIS:	Geographic Information System
GPD:	Gallons per Day
JOS:	Joint Outfall System
CSD:	County Sanitation District of Los Angeles County
LAFCO:	Local Agency Formation Commission
MGD:	Million Gallons per Day
MG/L:	Milligrams Per Liter.
MH:	Manhole
MHI:	Median Household Income
MSR:	Municipal Services Review
N/A:	Not Applicable
NACWA:	National Association of Clean Water Agencies
NPDES:	National Pollutant Discharge Elimination System
NRCP:	Non-Reinforced Concrete Pipe
O&M:	Operations and Maintenance
OPEB:	Other Post-Employment Benefits
PEPRA:	Public Employees' Pension Reform Act
PFAS:	Per- and Polyfluoroalkyl Substances
PM:	Preventive Maintenance
PPs:	Pumping Plants

RAS: Return Activated Sludge
RCP: Reinforced Concrete Pipe
RGRCP-PTL: Rubber Gasket Reinforced Concrete Pipe with a Polyvinyl Chloride Lining
RV: Recreational Vehicle
RWQCB: Regional Water Quality Control Board
SB: Senate Bill
SCAG: Southern California Association of Governments
SDAC: Severely Disadvantaged Community
SOI: Sphere of Influence
SR: State Route
SSECAP: Sewer System Evaluation and Capacity Assurance Plan
SSMP: Sewer System Management Plan
SSO: Sanitary Sewer Overflow
SWRCB: State Water Resources Control Board
TSS: Total Suspended Solids
VCP: Vitrified Clay Pipe
WAM: Work and Asset Management System
WCS: Wastewater Collection System
WDID: Waste Discharge Identification
WDR: Waste Discharge Requirements
WRP: Water Reclamation Plant
WWTP: Wastewater Treatment Plant

PREFACE

Prepared for the Local Agency Formation Commission of Los Angeles (LAFCO), this report is a Municipal Services Review (MSR) / Sphere of Influence Update covering two sanitary districts located in Los Angeles County. An MSR is a state-required comprehensive study of services within a designated geographic area. This MSR focuses on two County Sanitation District of Los Angeles County that provide regional wastewater management services.

CONTEXT

Los Angeles LAFCO is required to prepare this MSR by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code §56000, et seq.), which took effect on January 1, 2001.

CREDITS

The authors extend their appreciation to the individuals at the reviewed agencies who provided responses to questionnaires, including the planning and financial documents used in this report. The primary authors of this report are Richard Berkson of Berkson Associates, Brian Schoener of QK, and Melat Assefa and TJ Sumaia of Policy Consulting Associates, LLC.

1. EXECUTIVE SUMMARY

This report is a municipal service review (MSR) covering two sanitary districts in Los Angeles County, prepared for the Los Angeles Local Agency Formation Commission (LAFCO). An MSR is a State-required comprehensive study of services that special districts or cities provide. The MSR requirement is codified in the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code §56000 et seq.). CSD 14 and CSD 20 were last included in the Los Angeles LAFCO High Desert Municipal Service Review, conducted on August 25, 2004, and subsequently in the systemwide County Sanitation District of Los Angeles County Municipal Service Review, adopted in May 2005.

OVERVIEW

County Sanitation District No. 14 of Los Angeles County (CSD 14) and County Sanitation District No. 20 of Los Angeles County (CSD 20) are dependent special districts within the County Sanitation District of Los Angeles County (CSD), a cooperative system of 24 sanitation districts. CSD 14 generally provides regional wastewater conveyance, treatment, and water reclamation services to Lancaster and surrounding unincorporated areas, while CSD 20 generally serves most of Palmdale and adjacent unincorporated areas.

Although CSD 14 and CSD 20 are separate legal entities with dependent jurisdictional boundaries, governing boards, finances, and spheres of influence, they operate under a Joint Administration Agreement with the remaining 22 sanitation districts. Under the Joint Administration Agreement, the 24 districts work cooperatively with a shared administrative staff, with each district paying its proportionate share of administrative costs.

All 24 districts, including CSD 14 and CSD 20, maintain an online presence through the shared CSD website, which provides essential information and key documents, including board member information, meeting agendas, budgets, annual financial reports, planning documents, public records request procedures, and other resources that support transparency and public access in accordance with applicable state law.

Regular board meetings for CSD 14 and CSD 20 are held concurrently at the Antelope Valley Transit Authority, 42210 6th Street West, Lancaster, CA 93534, on the second Thursday of each month at 11:30 a.m., unless otherwise noted. Each Board maintains its own agenda, and meeting items are addressed and considered separately.

Sanitary Services

CSD 14 and CSD 20 provide regional wastewater collection, conveyance, treatment, and recycled water services to Lancaster, Palmdale, and adjacent unincorporated areas of Los Angeles County. Wastewater is conveyed through the Districts' regional trunk sewer systems to the Lancaster and Palmdale Water Reclamation Plants (WRP). The Districts also provide contract wastewater services to certain facilities outside their jurisdictional boundaries, including correctional and aerospace-related facilities. Approximately 490 properties in CSD 14 and 250 in CSD 20 continue to rely on septic systems in areas without public sewer infrastructure.

The Lancaster WRP (CSD 14) has an average daily design capacity of 18 million gallons per day (MGD) and received an average of 14.5 MGD in 2025. Although projected average flows remain below the plant's capacity through at least 2047, current flows are already at or slightly above the District's 80-percent planning threshold, warranting continued capacity planning. The MSR recommends updating the outdated 2004 Facilities Plan; evaluating future treatment, recycled water, and regulatory needs; and prioritizing capital projects to address aging infrastructure and wet-weather infiltration and inflow. Overall, the MSR did not identify significant current service deficiencies for CSD 14 and found that the District has ongoing capital programs capable of supporting anticipated demand.

The Palmdale WRP (CSD 20) has an average daily design capacity of 12 MGD and received an average of 9.4 MGD in 2025, with projected average flows remaining below capacity through 2050. However, existing flows are approaching the District's 80-percent planning threshold of 9.6 MGD, so continued evaluation of future expansion and related infrastructure is recommended. The report also recommends updating the 2005 Facilities Plan and continuing to assess treatment capacity, PFAS treatment, recycled-water infrastructure, and regulatory requirements. Wet-weather infiltration and inflow are identified as a significant operational concern, with planned sewer rehabilitation and WRP improvements intended to improve reliability. Despite these needs, the MSR found no significant current service deficiencies and concluded that CSD 20 has adequate capital improvement programs to support existing and anticipated demand.

Financial Ability to Provide Services

Overall, CSD 14 and CSD 20 have the financial ability to provide services within their existing boundaries and future annexation areas.

CSD 14 projects a revenue shortfall for Fiscal Year (FY) 2026-27, although prior years have shown consistent surpluses; the shortfall is largely covered by transfers from the Operating

Fund while still exceeding reserve targets. Revenue growth of 2.7 percent has been slightly below the 2.9 percent expenditure growth over the past six years, reflecting ongoing cost pressures. However, the District's credit rating of "AA+" indicates a high level of quality debt and a very low expectation of default. The District's reserves also meet CSD's established targets. Budget forecasts project a slow and deliberate drawdown of reserves to target levels assuming no significant adverse variation in estimated revenues and expenditures.

CSD 20 projects a revenue surplus for FY 2026-27. Expenditures include a significant increase in capital spending to fund deferred infrastructure needs. Revenue growth of 1.8 percent has been below the 2.6 percent expenditure growth over the past six years, reflecting ongoing cost pressures and deferred rate increases. The District's credit rating increased to "AA-" indicating a high level of quality debt and a very low expectation of default. The District's reserves also meet CSD's established targets. Budget forecasts project annual surpluses and improving debt service coverage assuming current and future rate increases are collected and no significant adverse variation in estimated revenues and expenditures.

Governance Structure Options

The MSR did not identify significant current service deficiencies for both CSD 14 and CSD 20. The Districts generally have adequate financial capacity and ongoing capital improvement programs to support existing and anticipated service demands.

Since CSD 14 and CSD 20 provide wastewater services within the Antelope Valley and have abutting boundaries, a 2024 consolidation feasibility study evaluated whether combining the Districts could improve the efficiency, effectiveness, affordability, and sustainability of wastewater services.

The study concluded that consolidation is not operationally beneficial or cost-effective under current conditions. Although the Districts share centralized administrative functions through CSD's joint administrative structure, they operate separate wastewater collection systems and water reclamation plants, have distinct financial structures and capital improvement needs. According to the study, physically interconnecting the two systems would require an estimated $549 million in capital investment while providing limited operational benefits and potentially increasing rates. Alternatively, consolidating the Districts without interconnecting their infrastructure would require maintaining separate rate areas and financial records to comply with Proposition 218 requirements of proportional costs to services provided.

Both Districts have larger than spheres of influence (SOIs) that identify areas that may be considered for future annexation but do not indicate that the Districts currently provide

wastewater service or maintain infrastructure throughout those areas. The MSR identifies several fringe areas within the incorporated boundaries of Lancaster and Palmdale that are outside the Districts' existing SOIs and recommends that these areas be considered for inclusion, provided that the Districts are willing and have the capacity to provide service and that the necessary infrastructure is available or can be extended. More broadly, Lancaster and Palmdale are currently undergoing Municipal Service Review processes that may result in updated SOI boundaries. Following completion of those processes, it is recommended that the Districts' SOIs be further evaluated to determine whether additional adjustments are appropriate to better align with the cities' updated SOIs and future service needs.

Recommendations

Below are the various recommendations identified throughout the MSR for the Districts' consideration to enhance transparency and improve service delivery:

- Add a direct link to the State Controller's Office database on the CSD website to demonstrate the timely submission of annual financial transaction and compensation reports and support full compliance with SB 929.
- Post current governance-training and financial-disclosure records on the CSD website. These records should include completed ethics, sexual-harassment-prevention, and fiscal and financial training records, as applicable, as well as current Form 700 filings for Board members and other designated officials.
- Continue evaluating future treatment-capacity expansion and related infrastructure improvements. Each district should evaluate the timing, scope, and sequencing of future improvements as wastewater flows approach or exceed the applicable 80-percent planning threshold, while maintaining treatment performance and regulatory compliance.
- Update each district's Facilities Plan and establish a regular review cycle. The updated plans should reflect current planning conditions and reassess projected wastewater flows, treatment loadings, regulatory requirements, recycled-water needs, wet-weather operating conditions, PFAS treatment, and capital-improvement needs. The plans should generally be reviewed and updated every five to ten years.
- Continue evaluating emerging treatment and regulatory needs as part of long-term capital planning. This should include treatment capacity, recycled-water infrastructure, and other regulatory-compliance requirements as conditions change.

- Maintain sewer rehabilitation and relief projects as capital priorities. Both districts should continue Closed-Circuit Television (CCTV) inspections, risk-based project prioritization, preventive maintenance, and the implementation of planned rehabilitation and relief-sewer projects to improve collection-system reliability and address wet-weather infiltration and inflow.
- Consider and prioritize disadvantaged communities within each district's SOI when evaluating potential annexations, reorganizations, or extensions of wastewater service.
- Retain the districts' existing separate governance structures under current conditions. Consolidation is not considered operationally beneficial or cost-justified because the districts have separate wastewater systems, facilities, finances, rates, customer bases, and capital needs. Governance alternatives may be reconsidered if future annexations, infrastructure opportunities, financial conditions, or service needs materially change.

Recommendations Specific to CSD 14 are as follows:

- Prioritize the following Lancaster Water Reclamation Plant projects to address operational deficiencies and improve treatment-process reliability:
  - Secondary Clarifier Modifications
  - Return Activated Sludge Pump Station Retrofit
- Consider incorporating odor-control facilities into the Lancaster WRP Stage V Plant Expansion, Phase II. Potential odor-control improvements should be evaluated for the influent sewer, headworks, and preliminary and primary treatment facilities when the expansion project proceeds.

Recommendations Specific to CSD 20 are as follows:

- Prioritize the Palmdale Water Reclamation Plant Secondary Clarifier Modifications project to improve solids-settling performance, secondary-effluent quality, tertiary-filter performance, wet-weather resilience, and overall treatment-process reliability.

2. BACKGROUND

LAFCO Overview

LAFCO regulates boundary changes proposed by public agencies or individuals through approval, denial, conditions, and modification. It also regulates the extension of public services by cities and special districts outside their boundaries. LAFCO is empowered to initiate updates to the SOIs and proposals involving the dissolution or consolidation of special districts, mergers, the establishment of subsidiary districts, and any reorganization, including such actions. Otherwise, LAFCO actions must originate as petitions or resolutions from affected voters, landowners, cities, or districts.

Municipal Services Review Legislation

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires LAFCO to review and update SOIs every five years, or as necessary, and to review municipal services before updating SOIs. The requirement for service reviews arises from the identified need for a more coordinated and efficient public service structure to support California's anticipated growth. The service review provides LAFCO with a tool to study existing and future public service conditions comprehensively and to evaluate organizational options for accommodating growth, preventing urban sprawl, and ensuring that critical services are provided efficiently. Government Code §56430 requires LAFCO to conduct a review of municipal services provided in the county by region, sub-region, or other designated geographic area, or by type of service, as appropriate, for the service or services to be reviewed, and prepare a written statement of determination with respect to each of the following topics:

- Growth and population projections for the affected area;
- The location and characteristics of any disadvantaged unincorporated communities (DUCs) within or contiguous to the SOI;
- Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs or deficiencies (including needs or deficiencies related to sewers, municipal and industrial water, and structural fire protection in any DUCs within or contiguous to the sphere of influence);
- Financial ability of agencies to provide services;
- Status of and opportunities for shared facilities;

- Accountability for community service needs, including governmental structure and operational efficiencies; and
- Any other matter related to effective or efficient service delivery, as required by commission policy.

Municipal Services Review Process

The MSR process does not require LAFCO to initiate changes of organization based on service review findings, but only to identify potential government structure options. However, LAFCO, other local agencies, and the public may subsequently use the determinations to analyze prospective changes in organization or reorganization or to establish or amend SOIs. Within its legal authorization, LAFCO may act with respect to a recommended change of organization or reorganization on its initiative (e.g., certain types of consolidations) or in response to a proposal (i.e., initiated by resolution or petition by landowners or registered voters). MSRs are exempt from the California Environmental Quality Act (CEQA) pursuant to § 15061(b)(3) of the CEQA Guidelines (the "common sense exemption," which states that the California Environmental Quality Act applies only to projects that have the potential for causing a significant effect on the environment). LAFCO's actions to adopt MSR determinations are not considered "projects" subject to CEQA.

Sphere of Influence Updates

The Commission is charged with developing and updating the SOI for each city and special district within the county. SOIs must be updated every five years or as necessary. In determining the SOI, LAFCO is required to complete an MSR and adopt the seven determinations previously discussed.

An SOI is a LAFCO-approved plan that designates an agency's probable future boundary and service area. Spheres are planning tools used to provide guidance for individual boundary change proposals and are intended to encourage the efficient provision of organized community services and prevent duplication of service delivery. Territory cannot be annexed by LAFCO to a city or a district unless it is within that agency's sphere. Los Angeles LAFCO's Sphere of Influence Policy, adopted November 13, 2019, establishes three SOI categories. A coterminous SOI follows the agency's existing jurisdictional boundaries and is appropriate when outside service needs are not anticipated or available information does not support adding territory. A larger than SOI extends beyond existing jurisdictional boundaries to accommodate anticipated expansion of the agency's boundaries and service area. A zero SOI contains no territory and

indicates that another public agency or service provider should ultimately assume the agency's functions, services, assets, and liabilities.

The purposes of the SOI include the following: to ensure the efficient provision of services, discourage urban sprawl and premature conversion of agricultural and open space lands, and prevent overlapping jurisdictions and duplication of services.

LAFCO cannot regulate land use, dictate internal operations or administration of any local agency, or set rates. LAFCO is empowered to enact policies that indirectly affect land use decisions. On a regional level, LAFCO promotes the logical and orderly development of communities as it considers and decides individual proposals. LAFCO has a role in reconciling differences between agency plans so that the most efficient urban service arrangements are created for the benefit of current and future area residents and property owners.

The Cortese-Knox-Hertzberg (CKH) Act requires to develop and determine the SOI of each local governmental agency within the county and review and update the SOI every five years. LAFCOs are empowered to adopt, update, and amend the SOI. They may do so with or without an application and any interested person may submit an application proposing an SOI amendment.

LAFCO may recommend government reorganizations to particular agencies in the county, using the SOIs as the basis for those recommendations.

In addition, in adopting or amending an SOI, LAFCO must make the following determinations:

- Present and planned land uses in the area, including agricultural and open-space lands;
- Present and probable need for public facilities and services in the area;
- Present capacity of public facilities and adequacy of public service that the agency provides or is authorized to provide;
- Existence of any social or economic communities of interest in the area if the Commission determines these are relevant to the agency; and
- Present and probable need for water, wastewater, and structural fire protection facilities and services of any DUCs within the existing sphere of influence.

By statute, LAFCO must notify affected agencies 21 days before holding the public hearing to consider the SOI and may not update the SOI until after that hearing. The LAFCO

Executive Officer must issue a report including recommendations on the SOI amendments and updates under consideration at least five days before the public hearing.

Disadvantaged Unincorporated Communities

Government Code §56033.5 defines a DUC as 1) all or a portion of a "disadvantaged community" as defined by §79505.5 of the Water Code, and as 2) "inhabited territory" (12 or more registered voters), as defined by §56046, or as determined by commission policy. LAFCO is required to evaluate disadvantaged unincorporated communities (DUCs) as part of this service review, including the location and characteristics of any such communities.

The purpose of Senate Bill (SB) 244 (Wolk, 2011) is to begin to address the complex legal, financial, and political barriers that contribute to regional inequity and infrastructure deficits within DUCs. Identifying and including these communities in the long-range planning of a city or a special district is required by SB 244.

The CKH requires LAFCO to make determinations regarding DUCs when considering a change of organization, reorganization, sphere of influence expansion, and when conducting municipal service reviews. For any updates to an SOI of a local agency (city or special district) that provides public facilities or services related to sewer, municipal and industrial water, or structural fire protection, LAFCO shall consider and prepare written determinations regarding the present and planned capacity of public facilities and adequacy of public services, and infrastructure needs or deficiencies for any DUC within or contiguous to the SOI of a city or special district.

CKH prohibits LAFCO from approving an annexation to a city of any territory greater than 10 acres if a DUC is contiguous to the proposed annexation, unless an application to annex the DUC has been filed with LAFCO. An application to annex a contiguous DUC shall not be required if a prior application for annexation of the same DUC has been made in the preceding five years or if the Commission finds, based upon written evidence, that a majority of the registered voters within the affected territory are opposed to annexation.

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3. OVERVIEW

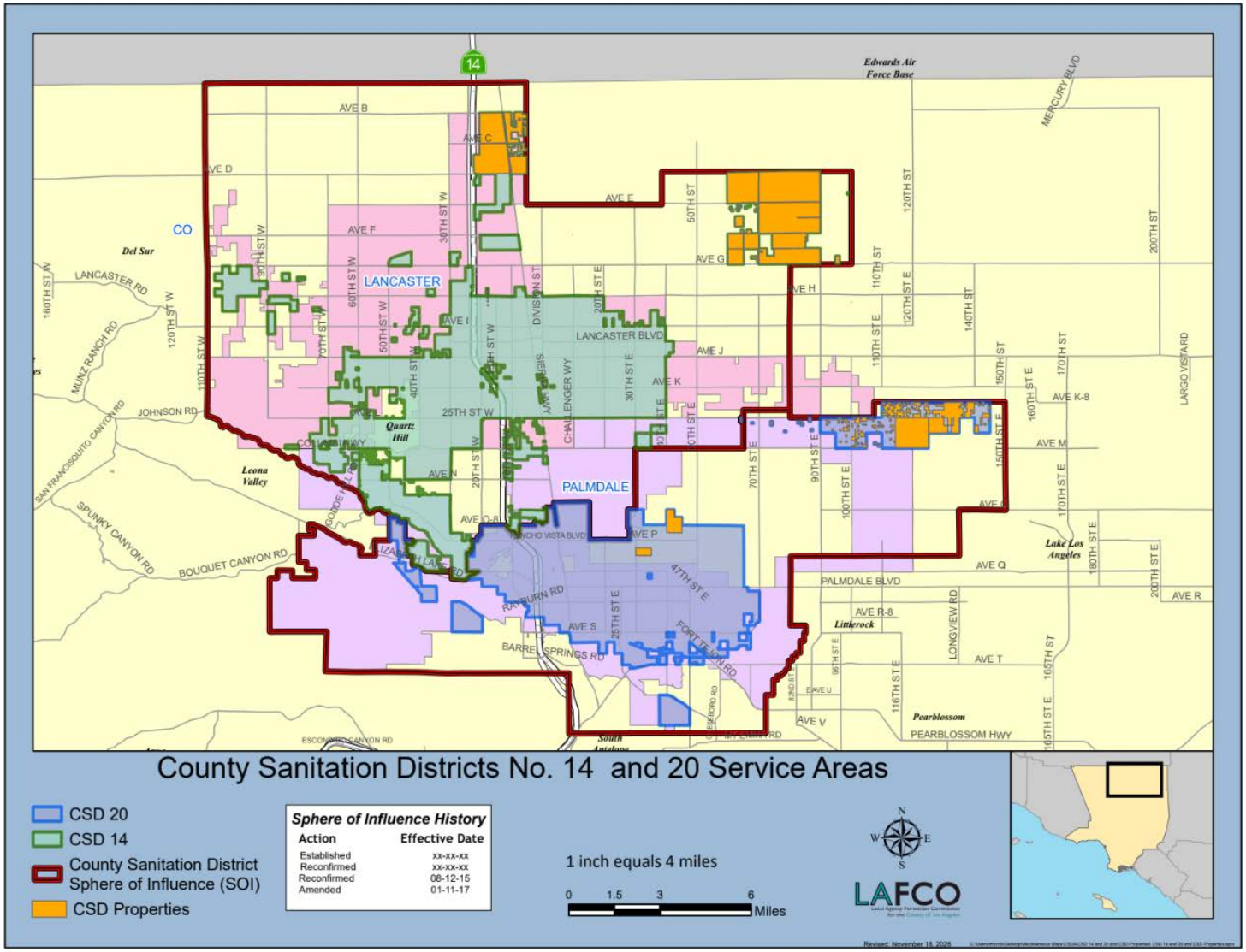
Study Area

This Municipal Service Review (MSR) and Sphere of Influence (SOI) Update cover CSD 14 and CSD 20, two dependent special districts within the County Sanitation District of Los Angeles County (CSD).

As shown in Figure 3-1, the districts are generally situated in northern Los Angeles County and encompass Lancaster, Palmdale, and surrounding unincorporated areas. Together, the districts provide regional wastewater conveyance, treatment, and water-reclamation services to a combined population of approximately 349,000 in the Antelope Valley.

CSD 14 generally serves Lancaster, limited portions of northern Palmdale, and surrounding unincorporated areas through the Lancaster Water Reclamation Plant. CSD 20 generally serves most of Palmdale and adjacent unincorporated territory through the Palmdale Water Reclamation Plant.

Figure 3-1: County Sanitation District Nos. 14 and 20 of Los Angeles County Study Area



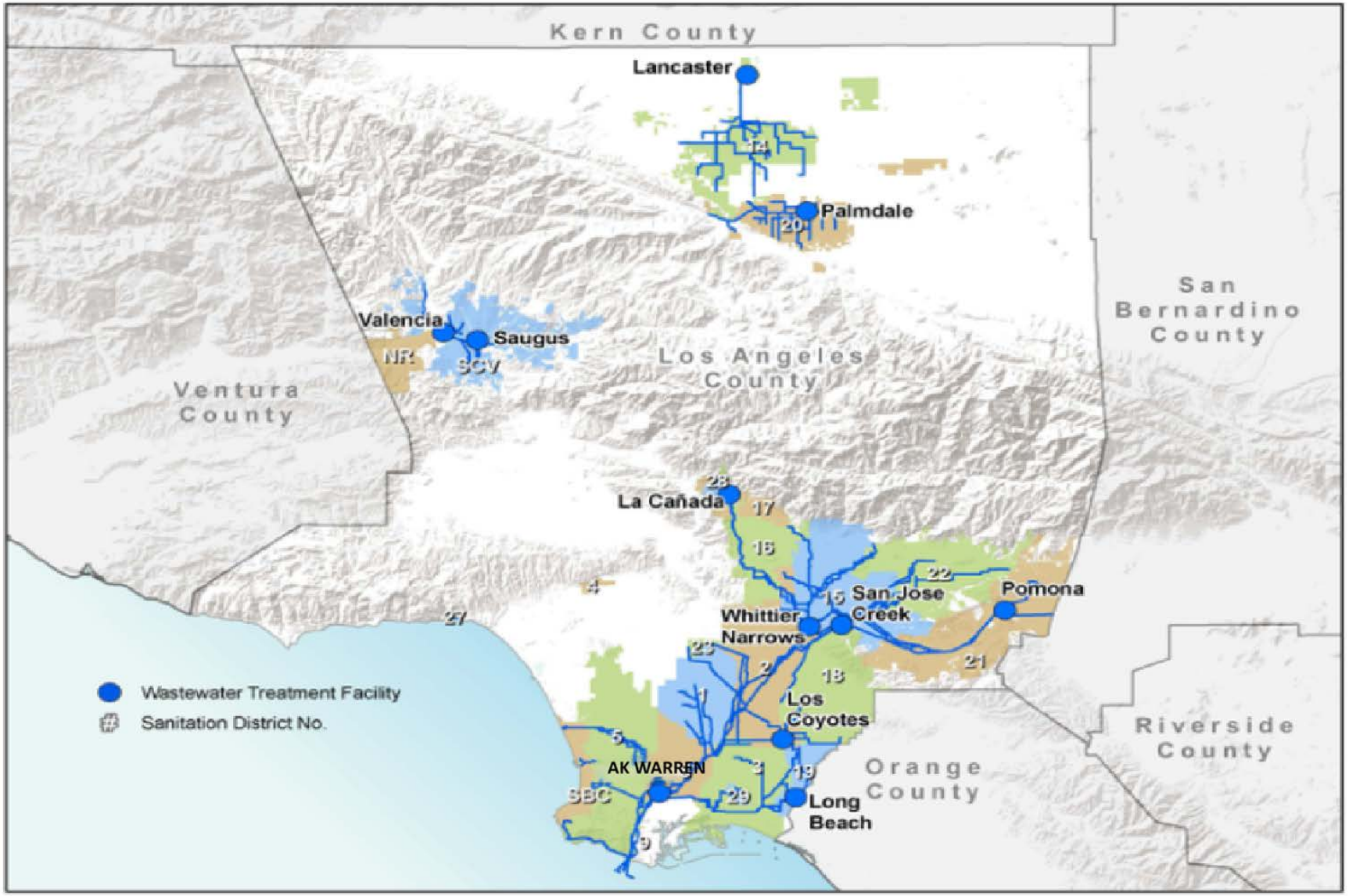
Service Structure

The CSD is a partnership of 24 sanitation districts in Los Angeles County formed under the authority of the County Sanitation District Act of 1923. The districts own and operate the regional wastewater conveyance and treatment infrastructure, while the cities and Los Angeles County generally own the local sewer systems that connect to the regional facilities.

Collectively, the Sanitation Districts' service area covers approximately 850 square miles and provides wastewater and solid waste management services to approximately 5.5 million people across 78 cities and unincorporated areas of Los Angeles County.[1] As shown in Figure 3-2, the districts are distributed throughout Los Angeles County, and their boundaries are generally based on topography and the efficient conveyance and treatment of wastewater rather than city or other political boundaries.[2]

[1] County Sanitation District of Los Angeles County. Annual Comprehensive Financial Report 2025. p.1.
2 County Sanitation District of Los Angeles County, Our Agency, accessed July 17, 2026.

Figure 3-2: CSD Service Area



The districts maintain a centralized administrative organization under the Joint Administration Agreement. The original agreement was executed in 1965 and was subsequently amended, including through the current amended agreement approved in 2014. Under the agreement, CSD 2 serves as the administrative agent for the participating districts and is authorized to employ shared personnel, purchase or lease equipment, pay administrative and operating expenses, and conduct other activities necessary to maintain the joint organization. The arrangement provides efficiencies through shared staff and collective purchasing power.[3]

According to the Joint Administration Agreement, expenses attributable to an individual district are charged directly to that district based on documented services and staff time. Expenses that cannot be readily attributed to a specific district are apportioned among the districts with active sewerage systems based on each district's proportionate number of sewage units. The Chief Engineer annually determines the number of sewage units attributable to each district for the forthcoming fiscal year. Each participating district then pays its allocated share monthly into designated CSD 2 funds used to pay joint administrative expenses.

The Joint Administrative Organization is headquartered near Whittier and is managed by the Chief Engineer and General Manager under the Joint Administration Agreement and the direction of the participating district boards. Currently, CSD has approximately 1,800 full-time employees, organized into seven departments: Engineering, Facilities Planning, Financial Management, Human Resources, Solid Waste Management, Technical Services, and Wastewater Management. Collectively, these departments provide engineering and construction oversight, planning, environmental review, financial administration, purchasing, personnel management, regulatory compliance, laboratory services, and the operation and maintenance of wastewater and solid waste facilities.

The Joint Administration Agreement does not establish a fixed expiration date and remains in effect as long as participation continues to benefit at least two districts. Although administrative functions are centralized through the Joint Administrative Organization, each participating district retains its own governing board and authority over matters affecting that district. A district may withdraw from the agreement after adopting a board resolution, providing 60 days written notice, and satisfying its outstanding obligations. The agreement also establishes a Collective Committee, composed of directors from the participating districts, to address wages

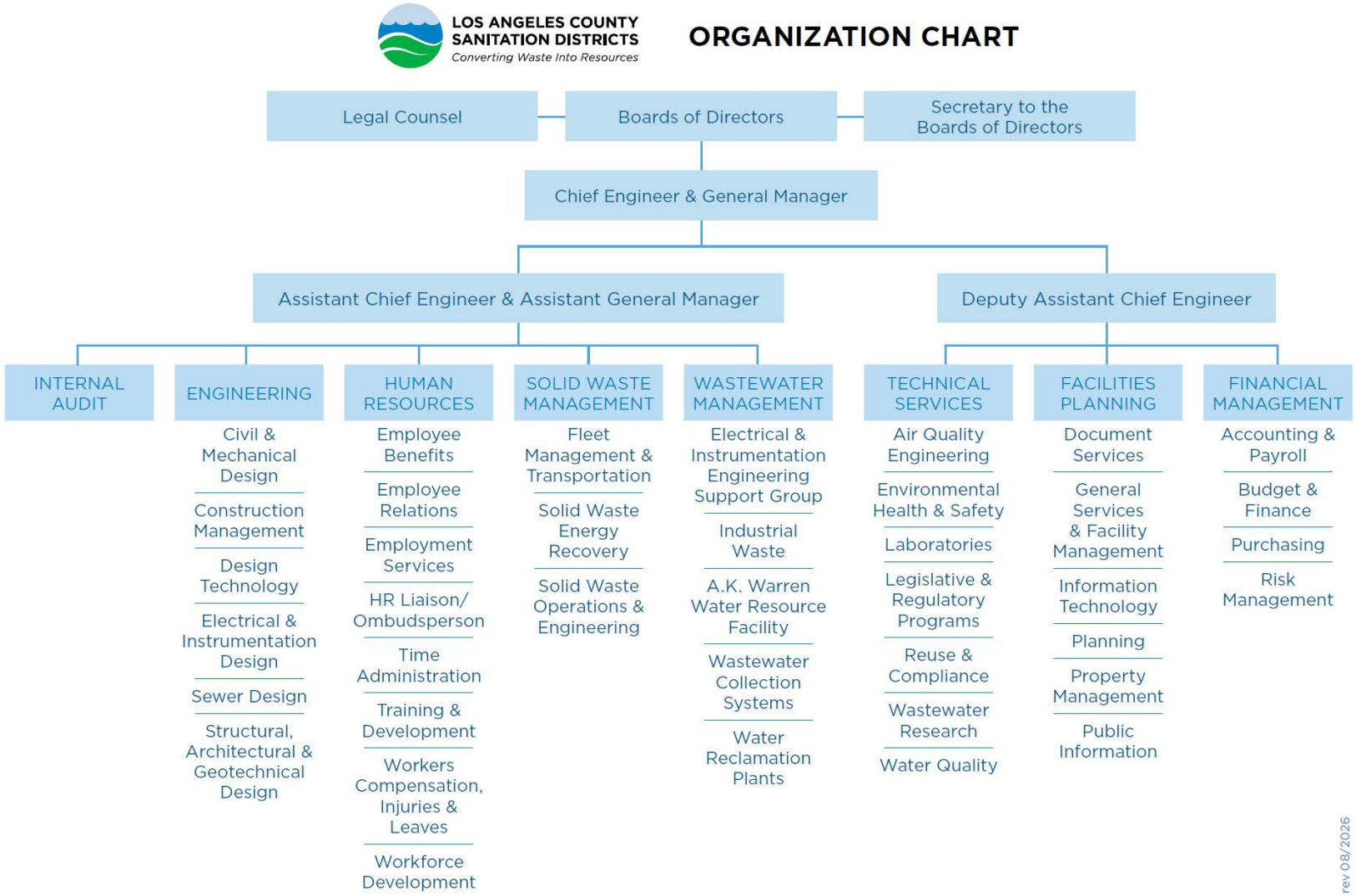
[3] County Sanitation District of Los Angeles County, Amended Joint Administration Agreement, 2014.

and other terms and conditions of employment, and a Personnel Committee, composed of district chairpersons, to advise management on personnel and employer-employee relations.[4]

Although the districts share staff, administrative systems, and certain resources, each remains an dependent political and financial entity with its own governing board, boundaries, revenues, facilities, and service responsibilities. Each board acts separately on matters within its jurisdiction, while the shared staff carries out the policies and decisions adopted by the respective boards. [5]

[4] County Sanitation District of Los Angeles County, Amended Joint Administration Agreement, 2014.
[5] County Sanitation District of Los Angeles County, Our Agency.

Figure 3-3: CSD Organizational Chart



Regulatory Framework

Wastewater service providers are subject to numerous federal and state requirements governing wastewater collection, treatment, discharge, recycled water use, system operation, and reporting. Federal and state laws regulate wastewater collection, treatment, discharge, and reuse. Federal laws establish broad water quality requirements that are implemented in California by the State Water Resources Control Board (SWRCB) and the nine Regional Water Quality Control Boards (RWQCBs). California also administers additional requirements under the Porter-Cologne Water Quality Control Act, including regulation of discharges that may affect groundwater or other waters of the State.[6]

The Federal Clean Water Act (CWA) is the principal federal law governing discharges of pollutants to waters of the United States. Section 402 of the CWA established the National Pollutant Discharge Elimination System (NPDES), which requires a permit for the discharge of pollutants from a point source to waters of the United States. California has been authorized to administer the NPDES program through the SWRCB and RWQCBs. In California, waste discharge requirements for discharges to waters of the United States also serve as NPDES permits.[7]

NPDES permits establish limits on the amount and concentration of pollutants that may be discharged and generally include monitoring, recordkeeping, and reporting requirements. The RWQCBs issue most individual NPDES permits in California and evaluate compliance through inspections, review of monitoring reports, and enforcement actions, as necessary. [8]

The Porter-Cologne Water Quality Control Act is the principal state law governing water quality in California. The Act authorizes the SWRCB and RWQCBs to adopt water quality control plans, establish water quality objectives, issue waste discharge requirements, regulate recycled water, and take enforcement action against unauthorized or noncompliant discharges. Unlike the CWA, Porter-Cologne applies broadly to discharges that may affect waters of the State, including groundwater. [9]

CSD 14 and 20 are located within the jurisdiction of the Lahontan RWQCB. The Lahontan RWQCB administers the Water Quality Control Plan for the Lahontan Region and regulates

[6] State Water Resources Control Board, About the California Water Boards; State Water Resources Control Board, Porter-Cologne Water Quality Control Act.
[7] State Water Resources Control Board, National Pollutant Discharge Elimination System—Wastewater; U.S. Environmental Protection Agency, NPDES State Program Authority.
[8] State Water Resources Control Board, National Pollutant Discharge Elimination System—Wastewater.
[9] State Water Resources Control Board, Porter-Cologne Water Quality Control Act; State Water Resources Control Board, Nonpoint Source Pollution Control Program—Laws and Policies.

the Lancaster and Palmdale Water Reclamation Plants (WRPs) through waste discharge requirements (including NPDES permits where applicable), water recycling requirements, and associated monitoring and reporting programs. [10]

CSD 14 and 20 own and operate the regional sewer system and wastewater treatment facilities serving their respective areas. Lancaster, Palmdale, and Los Angeles County generally own the local sewer systems that convey wastewater to the regional systems. Consequently, regulatory responsibility for collection-system operation and spill reporting depends on ownership and operation of the affected sewer infrastructure. [11]

Wastewater providers are required to complete monitoring and reporting required by their applicable permits and regulatory orders. Monitoring and reporting requirements generally include wastewater flows, influent and effluent water quality, treatment performance, recycled water production and use, sanitary sewer overflows, bypasses, permit compliance, and other information required by the applicable permit or regulatory order. Electronic self-monitoring reports and discharge monitoring reports are generally submitted through California Integrated Water Quality System (CIWQS) at the frequency established in the applicable permit or monitoring and reporting program. [12]

Furthermore, wastewater collection systems subject to SWRCB Sanitary Sewer Systems General Order are required to prepare and implement sewer system management plans (SSMPs), report sanitary sewer overflows (SSO) through the CIWQS, and complete periodic compliance audits. In 2025, CSD adopted a single SSMP covering all 24 Sanitation Districts. The SSMP establishes systemwide operational, maintenance, emergency response, legal authority, and capital improvement requirements, while recognizing the individual regulatory responsibilities of each district. [13]

Each Sanitation District with a wastewater collection system is enrolled separately under the SWRCB General Waste Discharge Requirements and is assigned a Waste Discharge Identification (WDID) number. Of the 24 Sanitation Districts, 17 operate within the interconnected Joint Outfall System (JOS), which functions as one regional collection system and shares a single WDID. In contrast, CSD 14 and 20 are not part of the JOS and instead operate dependent collection systems under separate WDIDs. Accordingly, each district is

[10] Lahontan Regional Water Quality Control Board, About the Lahontan Regional Board and adopted waste discharge requirements applicable to the Lancaster and Palmdale Water Reclamation Plants.
[11] County Sanitation Districts Nos. 14 and 20 of Los Angeles County, 2026.
[12] State Water Resources Control Board, California Integrated Water Quality System and NPDES Electronic Bypass Reporting.
[13] County Sanitation District of Los Angeles County. Sewer System Management Plan (SSMP). March 2025.

responsible for its own regulatory compliance, reporting, and implementation of the applicable SSMP requirements.

Under the SWRCB General Order, each enrolled wastewater collection system must complete a compliance audit every three years and upload the audit report to CIWQS within six months following the audit period. The next audit reporting deadlines for CSD 14 and 20 are May 2, 2027, and May 2, 2030.

Recycled Water Regulations

Both CSD 14's Lancaster WRP and CSD 20'S Palmdale WRP operate tertiary treatment facilities that produce disinfected tertiary recycled water for municipal and industrial reuse projects. Accordingly, the Districts are also subject to Title 22 of the California Code of Regulations (CCR) and must comply with the Uniform Statewide Reclamation Criteria. The requirement includes procedures for responding to violations and emergencies to ensure that the use of recycled water remains safe, reliable, and protective of public health and the environment.

The Districts' facilities and distribution systems are designed to meet the standards for disinfected tertiary recycled water in accordance with the Master Water Recycling Requirements and Waste Discharge Requirements (WDR) issued by the Lahontan RWQCB, which incorporate the applicable Title 22 requirements.[14]

The Districts also comply with ongoing monitoring, reporting, and enforcement requirements; establish and enforce rules for recycled water users; conduct periodic inspections; and report on compliance with Title 22 requirements and permit conditions.

[14] California Regional Water Quality Control Board Lahontan Region. Lancaster WRP, Adopted Master Recycling Requirements. WDID1 No. 6B190501001.
California Regional Water Quality Control Board Lahontan Region. Palmdale WRP, Adopted Master Recycling Requirements. WDID1 No. 6B190901008.

4. COUNTY SANITATION DISTRICT NO. 14 OF LOS ANGELES COUNTY

Agency Overview

Originally formed on August 31, 1938, County Sanitation District No. 14 of Los Angeles County (CSD 14) is one of the two districts established to provide regional wastewater conveyance, treatment, disposal, and water-reclamation services in the Antelope Valley. The District primarily serves Lancaster, a small portion of Palmdale, and adjacent unincorporated areas of Los Angeles County near Quartz Hill. The population within the District's boundary is estimated at approximately 212,000.

Topographically, the District is located in the Antelope Valley of northern Los Angeles County, a roughly 2,400-square-mile high-desert region in the western Mojave Desert. The valley is bordered by the Tehachapi Mountains to the northwest and the San Gabriel and Sierra Pelona mountain ranges to the south and southwest. Elevations generally range from approximately 2,300 to 3,500 feet above mean sea level, with Lancaster and much of the central valley floor near the lower end of this range.

The District was last included in the Los Angeles LAFCO High Desert Municipal Service Review adopted on August 25, 2004, and was subsequently included in the systemwide Los Angeles County Sanitation Districts Municipal Service Review adopted in May 2005. The 2005 MSR evaluated the services and infrastructure of the County Sanitation District of Los Angeles, including the Lancaster Water Reclamation Plant (WRP).

The District's principal act is the County Sanitation District Act of 1923, codified under California Health and Safety Code sections 4700–4858. Based on this principal act, County Sanitation Districts are legally empowered to provide a broad range of municipal and environmental services. At present, the District's active services are explicitly limited to regional wastewater collection, trunk sewer transmission, wastewater treatment, and recycled water production. All remaining statutory powers authorized under its principal act—including solid waste/trash pickup, storm drainage, stormwater and dry-weather runoff,, and street sweeping—are not actively provided and are cataloged as latent powers. Pursuant to California law, these unexercised functions need to be formally activated by LAFCO at a noticed public hearing before the District can legally begin providing them.

Figure 4-1: County Sanitation District No. 14 of Los Angeles County Profile

COUNTY SANITATION DISTRICT 14			
Contact Information			
Contact:	Robert Ferrante, Chief Engineer and General Manager.		
Email:	info@CSD.org		
Mailing Address:	P.O. Box 4998, Whittier, CA 90607-4998	Website:	www.CSD.org
Physical Address:	1955 Workman Mill Road, Whittier, CA 90601		
Phone:	(562) 908-4288, ext. 2301 for general information; ext. 1500 for Robert Ferrante		
Formation Information			
Date of Formation:	August 31, 1938	District type:	Dependent special district
Governing Body			
Governing Body:	Board of Directors	Members:	R. Rex Parris, Mayor of Lancaster; Eric Ohlsen, Mayor of Palmdale; and Hilda L. Solis, Chair of the Los Angeles County Board of Supervisors. Designated alternates are Cedric White, Austin Bishop, and Kathryn Barger, respectively.
Manner of Selection:	Ex officio, based on the public office held; alternates are appointed by the applicable city council or Board of Supervisors.	Length of term:	Ex officio; service continues while the director holds the qualifying city or county office.
Meeting Location:	Antelope Valley Transit Authority, 42210 6th Street West, Lancaster, CA 93534	Meeting date:	Second Thursday of each month at 11:30 a.m., unless otherwise noted.

Mapping and Population			
GIS (Geographic Information System) Date:	December 18, 2024	Population (2026):	212,000
Purpose			
Enabling Legislation:	County Sanitation District Act, California Health and Safety Code §§4700–4859	Empowered Services:	Wastewater collection, conveyance, treatment, disposal, beneficial reuse.
Services Provided	Regional wastewater conveyance; trunk-sewer maintenance; primary, secondary, and tertiary wastewater treatment; treatment-facility operation and maintenance; recycled-water production, storage, management, distribution, and delivery; and groundwater monitoring.		
Area Served			
Size:	63.8 square miles	Location:	Antelope Valley in northern Los Angeles County, including Lancaster, a portion of Palmdale, and surrounding unincorporated territory.
Current SOI:	Larger than SOI encompassing additional portions of Lancaster and northern Palmdale and adjacent unincorporated territory outside the District's jurisdictional boundary.	Most recent SOI update:	January 11, 2017, amended. The SOI was previously reconfirmed on August 12, 2015.

Boundaries

CSD 14 encompasses an approximate jurisdictional boundary area of 63.8 square miles in the Antelope Valley of northern Los Angeles County. The District's boundaries primarily include developed portions of Lancaster, limited portions of northern and northwestern Palmdale, and adjacent unincorporated areas. The irregular boundary includes several separate areas and individual parcels that were incorporated into the District apart from its principal jurisdictional area.

The principal portion of the District extends across central and western Lancaster, generally from Avenue G on the north through central Lancaster to the Lancaster-Palmdale area on the south. The western portion extends toward 110th Street West and includes areas west and southwest of Lancaster near Elizabeth Lake Road and Godde Hill Road. The eastern portion generally extends through developed Lancaster to approximately 20th Street East, with additional parcels and extensions farther east. Several properties and internal pockets within and along Lancaster's municipal boundaries are not included within the District.

Additional District territory is located north and east of the principal boundary. These areas include the Lancaster Water Reclamation Plant and surrounding District property near Avenue D, separate parcels west of Lancaster between approximately 60th and 110th Streets West, and a larger area east of Lancaster near 70th Street East. The District also includes several smaller isolated parcels between these areas and the principal boundary.

South of Lancaster, the District extends into limited portions of northern and northwestern Palmdale, primarily near the Lancaster–Palmdale boundary and west of State Route 14, with some additional territory adjacent to the highway. Most of Palmdale lies outside the District and is generally within District 20. The District also includes portions of unincorporated Los Angeles County along the western and southwestern edges of Lancaster, including areas near Quartz Hill. [15]

Recent Annexations

Annexations are generally initiated when a property owner or developer seeks wastewater service for property located outside the District's jurisdictional boundary. The applicant first submits the required materials and processing fees to CSD. If the proposal meets CSD's applicable eligibility and technical requirements, the CSD 14 Board of Directors adopts a resolution of application requesting annexation, and the proposal is submitted to Los Angeles

15 County Sanitation District No. 14 of Los Angeles County Jurisdictional Boundary Map. November 17, 2025.

County LAFCO for consideration. As of September 2026, Figure 4-2 summarizes annexations to CSD 14 approved by LAFCO during the past five years, including the approval date, date of recordation, annexation number, LAFCO resolution, and description of the affected territory. Approved annexations that have not been recorded are identified separately.

Figure 4-2: Annexations to CSD 14, 2021-2026

APPROVAL DATE	LAFCO FILE NO./ RESOLUTION	RECORDATION DATE	DESCRIPTION
May 12, 2021	Annexation No. 428/ 2021-09RMD	6/17/2021	Southwest corner of Avenue N and 10th Street West in the City of Palmdale. Approximately 2.51 acres. [16]
June 12, 2019	Annexation 432/ 2019-06PR	6/15/2022	1.253 acres of uninhabited territory. The affected territory is located on the west side of 45th Street West approximately 200 feet south of Avenue K-12, all within the Unincorporated Los Angeles County.
July 13, 2022.	Annexation 433/ 2022-00PR.	6/13/2023	81 acres of uninhabited territory. The affected territory is located on 40th street East approximately 800 feet south of Avenue L, all within the City of Palmdale.
June 14, 2023	Annexation No. 434/2023-00RMD	7/18/2023	Southwest corner of 20th Street West and Avenue D in unincorporated Los Angeles County. Approximately 40.26 acres. [17]
April 10, 2024	Annexation No. 438/ 2024-17RMD	5/16/2024	Southeast corner of 10th Street West and Avenue M/Columbia Way in the City of Palmdale. Approximately 121.46 acres. [18]
April 10, 2024	Annexation No. 440/ 2024-14RMD	5/21/2024	North side of Avenue L, approximately 500 feet west of 50th Street West, in unincorporated Los Angeles County. Approximately 1.26 acres.[19]
June 12, 2024	Annexation No. 437/ 2024-22RMD	7/15/2024	Southeast corner of Market Street and Enterprise Parkway in the City

[16] Los Angeles County Local Agency Formation Commission, Minutes, May 12, 2021.
[17] Los Angeles County Local Agency Formation Commission, Minutes, June 14, 2023.
[18] Los Angeles County Local Agency Formation Commission, Minutes, April 10, 2024.
[19] Los Angeles County Local Agency Formation Commission, Agenda, April 10, 2024.

APPROVAL DATE	LAFCO FILE NO./ RESOLUTION	RECORDATION DATE	DESCRIPTION
			of Lancaster. Approximately 1.26 acres. [20]
March 12, 2025	Annexation 446/ 2025-08RMD	8/14/2024	40.22 acres of unhabited territory. The affected territory is located on the northeast corner of West Avenue G and 45th Street West, all within the City of Lancaster.
May 14, 2025	Annexation No. 447/2025-17RMD	6/27/2025	South side of West Avenue M, approximately 430 feet west of Sierra Highway, in the City of Palmdale. Approximately 78.37 acres. [21]
November 12, 2025	Annexation No. 439/ 2025-34RMD	12/19/2025	North side of Avenue J-12 and west side of 60th Street West in the City of Lancaster. Approximately 17.52 acres [22]
June 10, 2026	Annexation 448/ 2026-11RMD	5/15/2025	40.48 acres of uninhabited territory. The affected territory is located on the east side of 30th Street West approximately 350 feet south of Avenue F-8, all within the City of Lancaster.
May 8, 2024	Annexation 443/ 2024-25RMD	6/27/2025	12.26 acres of uninhabited territory. The affected territory is located on the northwest corner of Avenue J and 60th Street West, all within the City of Lancaster.
July 17, 2024	Annexation 444/ 2024-34RMD	6/27/2025	40.24 acres of uninhabited territory. The affected territory is located on the southeast corner of 60th Street West and Avenue K-4, all within the City of Lancaster.
February 12, 2025	Annexation 445/ 2025-02RMD	8/11/2025	125.64 acres of uninhabited territory. The affected territory is located on the southeast corner of Avenue F and 20th Street West, all within Unincorporated Los Angeles County.

[20] Los Angeles County Local Agency Formation Commission, Revised Agenda, June 12, 2024.
[21] Los Angeles County Local Agency Formation Commission, Revised Agenda, June 12, 2024.
[22] Los Angeles County Local Agency Formation Commission, Agenda, December 10, 2025.

APPROVAL DATE	LAFCO FILE NO./ RESOLUTION	RECORDATION DATE	DESCRIPTION
July 9, 2025	Annexation 450/ 2025-20RMD	8/11/2025	11.84 acres of uninhabited territory. The affected territory is located on the northwest corner of West Avenue L-8 and Division Street, all within the City of Lancaster.
July 9, 2025	Annexation 452/ 2025-21RMD	8/11/2025	0.46 acres of uninhabited territory. The affected territory is located on the west side of 50th Street West approximately 158 feet north of West Avenue M-8, all within Unincorporated Los Angeles County.
July 9, 2025	Annexation 458/ 2025-25RMD	8/12/2025	10.05 acres of uninhabited territory. The affected territory is located north of West Avenue H approximately 1,006 feet east of 20th Street West, all within the City of Lancaster.
July 9, 2025	Annexation 459/ 2025-26RMD	8/12/2025	4.6 acres of uninhabited territory. The affected territory is located north of West Avenue L4 approximately 371 feet west of Wall Street , all within the City of Lancaster.
July 9, 2025	Annexation 442/ 2025-27RMD	8/12/2025	9.76 acres of uninhabited territory. The affected territory is located on the east side of 65th street West approximately 1,300 feet north of Avenue J West, all within the City of Lancaster.
July 9, 2025	Annexation 453/ 2025-22RMD	8/13/2025	72.24 acres of uninhabited territory. The affected territory is located at the southwest corner of West Avenue G and State Route 14-Antelope Valley Freeway, all within the City of Lancaster.
July 9, 2025	Annexation 456/ 2025-23RMD	8/13/2025	78.6 acres of uninhabited territory. The affected territory is located on the west side of 70th Street West at the western terminus of Merlot Drive, all within the City of Palmdale.

APPROVAL DATE	LAFCO FILE NO./ RESOLUTION	RECORDATION DATE	DESCRIPTION
July 9, 2025	Annexation 457/ 2025-24RMD	8/13/2025	20.05 acres of uninhabited territory. The affected territory is located southwest of the intersection at West Avenue J-8 and 65th Street West, all within the City of Lancaster.
December 10, 2025	Reorganization 2024-08 to the City of Lancaster [Area 4 (parcel 1 annex to District 14) and Area 5 (parcel 2 annex to District 14)]	1/12/2026	Area 4 consists of 448.98 acres of uninhabited territory. The affected territory is generally located north of W Avenue E, south of W Avenue D, and west of Sierra Highway; and south of W Avenue E, all within the City of Lacancaster. Area 5 consists of 289.13 acres of uninhabited territory. The affected territory is located north of W Avenue F8, south of W Avenue F, east of 16th Street W, and west of Sierra Highway, all within the City of Lancaster.
February 11, 2026	Annexation 461/ 2026-04RMD	3/17/2026	10.13 acres of uninhabited territory. The affected territory is located on the north side of West Avenue I at 42nd Street West, all within the City of Lancaster.
February 11, 2026	Annexation 464/ 2026-05RMD	3/17/2026	2.58 acres of uninhabited territory. The affected territory is located on the southwest corner of West Avenue O and 10th Street West, all within the City of Palmdale.
April 8, 2026	Annexation 454/ 2026-08RMD	5/12/2026	40.56 acres of uninhabited territory. The affected territory is located on the southeast corner of Vista Sol Lane and 70th Street West, all within the City of Palmdale.
August 12, 2026	Annexation 468/ 2026-25RMD	9/15/2026	20.07 acres of uninhabited territory. The affected territory is generally located on the northwest corner of West Avenue K and 65th Street West, all within the City of Lancaster.

APPROVAL DATE	LAFCO FILE NO./ RESOLUTION	RECORDATION DATE	DESCRIPTION
September 9, 2026	Annexation 451/ 2026-29RMD	10/15/2026	164.09 acres of uninhabited territory. The affected territory is located on the northeast corner of East Avenue M and 30th Street East, all within the City of Palmdale.
September 9, 2026	Annexation 467/ 2026-30RMD	10/15/2026	5.1 acres of uninhabited territory. The affected territory is located on the southwest corner of West Avenue L and 10th Street West, all within the City of Lancaster.
FILING DATE	**LAFCO FILE NO./ RESOLUTION**	**RECORDATION DATE**	**DESCRIPTION**
January 8, 2026	Annexation No. 469	In Progress	North side of West Avenue L12, approximately 840 feet west of 10th Street West, in the City of Lancaster. Approximately 2.56 acres.
July 8, 2026	Annexation 471	In Progress	16.97 acres of uninhabited territory. The affected territory is located on the southeast corner of Avenue L12 and 70th Street West, all within Unincorporated Los Angeles County.
June 18, 2026	Annexation No. 462	In Progress	East side of Sierra Highway, with one parcel approximately 193 feet north of East Avenue and the other approximately 293 feet south of East Avenue, in the City of Lancaster. Approximately 1.41 acres.
June 19, 2026	Annexation No. 465	In Progress	Southeast corner of West Avenue F8 and 30th Street West in the City of Lancaster. Approximately 30.50 acres.
June 18, 2026	Annexation No. 466	In Progress	Northwest corner of West Avenue M8 and 10th Street West in the City of Palmdale. Approximately 5.00 acres.
June 18, 2026	Annexation No. 472	In Progress	Southwest corner of West Avenue K8 and 52nd Street West in the City of Lancaster. Approximately 72.93 acres.

Service Area

The CSD 14 service area is primarily concentrated within the developed portions of Lancaster, including the city's central, western, and northern areas. The District also serves limited portions of northern and northwestern Palmdale and adjacent unincorporated areas of Los Angeles County.[23]

Wastewater generated within the service area is conveyed through local collector sewers and the District's regional trunk sewer system to the Lancaster Water Reclamation Plant (WRP). Local collector sewers within incorporated areas are generally owned and maintained by the applicable city. Los Angeles County owns most local sewers in unincorporated areas, while the Los Angeles County Consolidated Sewer Maintenance District operates and maintains them. CSD 14 owns, operates, and maintains the regional wastewater conveyance and treatment facilities.[24]

Unserved Areas

Within the District's boundaries, certain properties are not connected to the public sewer system, particularly in less developed areas where local collector sewers have not been constructed. The District estimates that approximately 490 septic systems remain in use, with the greatest concentration located between 55th Street West and 20th Street West and between West Avenue J-8 and West Avenue M. Extension of wastewater service to these properties would require construction of local sewer infrastructure connecting them to the District's regional system.

Properties without access to public sewers may rely on onsite wastewater treatment systems, including septic systems. The Lancaster Water Reclamation Plant is authorized to receive hauled domestic liquid waste from portable toilets, septic tanks, and cesspools. [25]

Extraterritorial Services

In addition to providing service within its jurisdictional boundary, the District provides wastewater service by contract to certain facilities outside its principal service area. These facilities include the California State Prison–Los Angeles County and Mira Loma Detention Center complex, generally located between Avenues I and J and 50th and 60th Streets West. The District also provides contract service to several aerospace facilities on the northern side of

23 County Sanitation District of Los Angeles County, "Wastewater Treatment Facilities," section "Antelope Valley,".
24 County Sanitation District of Los Angeles County, Sewer System Management Plan, March 2025, p. 3.
25 County Sanitation District of Los Angeles County, Request for Information. May 2026.

United States Air Force Plant 42, generally south of Columbia Way and east of Sierra Highway.[26]

The District reported that California State Prison–Los Angeles County generates an average wastewater flow of approximately 340,000 gallons per day (gpd). Agency records also identify several large or unique aerospace and defense dischargers associated with the Plant 42 area, including Lockheed Martin Corporation, Northrop Grumman Systems Corporation, The Boeing Company, and a United States Air Force facility. The reported average flows range from approximately 600 gpd for the Air Force facility to 225,000 gpd for Northrop Grumman Site 4. The information provided does not identify which facilities operate under separate agreements or describe the individual contract terms. [27]

Government Code Section 56133 generally requires a district to obtain written LAFCO approval before providing new or extended services by contract or agreement outside its jurisdictional boundary. However, subdivision (e)(4) exempts services that the District was providing on or before January 1, 2001. It has been confirmed that the District initiated wastewater service to the facilities described above prior to the January 1, 2001 cutoff and qualify for this exemption.

Sphere of Influence

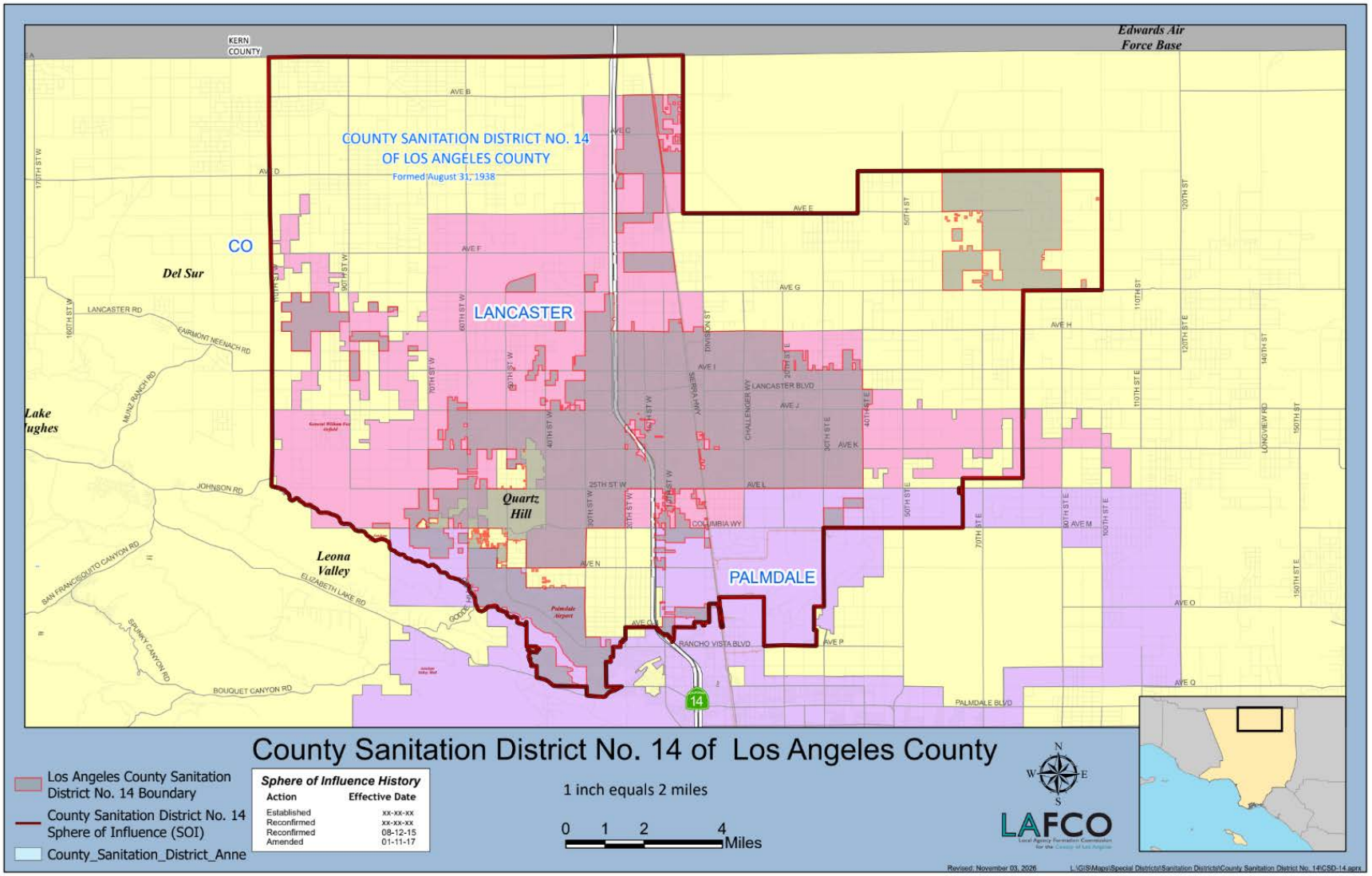
As shown in Figure 4-3, CSD 14 has a larger than sphere of influence (SOI) spanning approximately 231 square miles and includes portions of Lancaster, limited areas of northern Palmdale, and surrounding unincorporated territory in the Antelope Valley. The SOI identifies areas that may be considered for future annexation and does not indicate that the District currently provides wastewater service or maintains infrastructure throughout the area. Service outside the District's jurisdictional boundary is limited to the contract service areas previously discussed under *Service Area*. [28]

[26] Contract dates: CA State Prison: December 18, 1992
Air Force Plant 42 - Contract # 3584: June 24, 1998
Lockheed Martin (Site 2) - Contract # 3584A: October 22, 1998
Lockheed Martin (Site 7) – Contract # 3584B: October 22, 1998
Northrop Grumman (Site 3) – Contract # 3584C: October 22, 1998
Northrop Grumman (Site 4) – Contract # 3584D: October 22, 1998
Boeing (Site 1) – Contract #3584E: October 22, 1998
Boeing (Site 1) - Contract # 3584F: October 22, 1998
[27] County Sanitation District of Los Angeles County, Request for Information. May 2026.
[28] County Sanitation District No. 14 of Los Angeles County Service-Specific Questionnaire, 2026.

The District's SOI was reconfirmed on August 12, 2015, and last amended on January 11, 2017.[29]

[29] Los Angeles County Local Agency Formation Commission, County Sanitation District No. 14 of Los Angeles County Boundary and Sphere of Influence Map, revised June 21, 2022.

Figure 4-3: County Sanitation District No. 14 of Los Angeles County Boundaries and SOI



MSR Determination and Agency Overview

Determination 4-1: CSD 14 provides regional wastewater conveyance, treatment, disposal, and water reclamation services to the City of Lancaster, limited portions of northern and northwestern Palmdale, and surrounding unincorporated areas of Los Angeles County.

Determination 4-2: CSD 14 maintains a larger than sphere of influence that extends beyond the District's boundaries, including portions of Lancaster, limited areas of northern Palmdale, and adjacent unincorporated territory in the Antelope Valley.

Determination 4-3: Annexations to the District are generally initiated when a property owner or developer seeks wastewater service, after which the District evaluates the proposal for compliance with applicable technical requirements before submitting the application to Los Angeles County LAFCO for consideration.

Determination 4-4: In the past five years, seven annexations to CSD have been approved to provide wastewater services.

Determination 4-5: CSD 14 provides extraterritorial services to several facilities outside its jurisdictional boundary, including the California State Prison–Los Angeles County, the Mira Loma Detention Center complex, and aerospace facilities associated with United States Air Force Plant 42. The District initiated wastewater service to the facilities described above prior to the January 1, 2001 cutoff and qualify for the exemption of LAFCO approval outlined in Government Code Section 56133 (e)(4).

Determination 4-6: Although most developed areas within the District are connected to the public sewer system, certain properties remain unserved where local collector sewers have not been constructed. The District estimates that approximately 490 septic systems remain in use, primarily within less developed areas of the District.

Accountability And Governance

Governing Body

CSD 14 is a dependent special district which is governed by a three-member Board of Directors composed of the mayors of Lancaster and Palmdale and the Chair of the Los Angeles County Board of Supervisors, who represents the unincorporated territory within the District. The applicable city councils and County Board of Supervisors appoint alternates to serve when a regular director is absent, unable, or unwilling to act.

Board members serve ex officio based on the elected city or County offices they hold and are not separately elected to the District's Board. A director's service continues only while the individual holds the qualifying city or County office. When a county sanitation district is located entirely within one city or consists entirely of unincorporated territory, the full city council or County Board of Supervisors, respectively, serves as the district's board of directors. County sanitation district boundaries are often established based on drainage areas and may not follow city or other political boundaries.

Directors do not serve separate fixed terms on the District's Board. Pursuant to California Health and Safety Code § 4730, Board membership is tied to the applicable presiding office rather than the individual officeholder, and a director's service ends when the individual no longer holds the qualifying city or County office.[30]

Regular Board meetings are generally held at 11:30 a.m. on the second Thursday of each month at the Antelope Valley Transit Authority, located at 42210 6th Street West in Lancaster. Members of the public may attend regular meetings in person or remotely through Zoom or by telephone.

The District complies with the Ralph M. Brown Act[31] (Government Code §§ 54954.2 and 54956), as amended by Assembly Bill (AB) 2257, by posting agendas online through the integrated agenda-management platform and in a physical location freely accessible to the public at the main administrative offices at least 72 hours prior to regular meetings and at least 24 hours prior to special meetings.

[30] California Legislative Information, Health and Safety Code §4730.
[31] California Government Code, Section 54950, commonly known as the "Brown Act" or "Open Meeting Law," establishes requirements and restrictions for meetings of local legislative bodies. The law ensures public access to these meetings, facilitating public participation and promoting transparency in local government decision-making.

Government Code Section 54954.2 also requires online agendas to be accessible through a prominent direct link or qualifying integrated agenda-management platform and to be posted in a retrievable, downloadable, indexable, electronically searchable, platform-independent, and machine-readable format. Consistent with the requirement, the CSD website homepage provides a direct link to the centralized agenda-management platform, which provides the most recent agenda for each Sanitation District.

The website also provides public access to District agendas, agenda packets, and meeting minutes through a centralized agenda-management platform. The dedicated District webpage also maintains archives of agendas and meeting minutes issued before implementation of the current platform.

Training and Certifications

To support effective governance, accountability, and transparency, State law requires local agency officials to complete specified training with financial disclosure requirements.

AB 1234 (Chapter 700, Statutes of 2005) requires Board members to complete at least two hours of ethics training within six months of commencing service and every two years thereafter. The training addresses ethical principles and laws applicable to public service, including conflicts of interest, restrictions on personal financial gain, government transparency, and the appropriate use of public resources. Board members may satisfy this requirement through the free course provided by the Fair Political Practices Commission (FPPC) or another qualified training provider.

Board members who receive compensation, salary, or a stipend must also complete at least two hours of sexual harassment prevention training within six months of commencing service and every two years thereafter pursuant to AB 1661.

Beginning January 1, 2026, SB 827 requires local agency officials to complete fiscal and financial training every two years. Officials who began serving before January 1, 2026, must complete their initial training before January 1, 2028, unless their terms end before that deadline. Officials who begin serving on or after January 1, 2026, must complete the training within six months of commencing service.

In addition to these training requirements, Board members and other designated officials occupying positions identified in the District's Conflict of Interest Code must file Statements of Economic Interests (Form 700) in accordance with the Political Reform Act (Government Code §§ 81000–81003) to disclose financial interests and identify potential conflicts of interest.

The District complies with all the applicable governance training and financial disclosure requirements. To further enhance public transparency, it is recommended that the District post all training completion records and up to date Form 700 filings for all board members and other applicable personnel on the CSD website.

Website Compliance

Effective January 1, 2020, the Special District Transparency Act (SB 929) requires independent special districts to maintain a website containing specified public information unless the governing body annually adopts a qualifying hardship resolution.

CSD 14 maintains an online presence through the shared CSD website that meets the contact information and Enterprise Systems Catalog (Government Code §6270.5, enacted by SB 272) requirements.

The CSD also demonstrates additional financial transparency by making key financial documents available, including annual comprehensive financial reports, budgets, expense reimbursement reports, bond documents, financial policies, investment reports, capital improvement program budget plans, and service charge and connection fee information.

To ensure full compliance with SB 929 requirements, it is recommended that a direct link to the State Controller's database confirming timely filings of annual financial and compensation reports be added to the website.

Public Engagement

In addition to regular meetings, CSD further engages the public through the shared website and a variety of outreach and communication programs. CSD's website provides access to agency news, planning documents, fact sheets, brochures, and downloadable media of public service announcements related to maintenance and recycled water. CSD also maintains a separate Active Construction website that allows the public to review information on ongoing capital projects throughout the service area. Prior to the start of construction projects, CSD distributes flyers to nearby residences and businesses describing the project, anticipated impact, and agency contact details. [32]

CSD further communicates with the public by maintaining active social media platforms, including Facebook, Instagram, X, and YouTube, to share news, upcoming events, virtual facility tours, and other related information about the Sanitation Districts. Members of the

[32] County Sanitation District of Los Angeles County, Request for Information. May 2026.

public may also subscribe to agency alerts concerning important events, activities, and sewer-service notices. In addition, CSD provides various environmental education programs for middle and high school students and offers group and public tours of selected facilities to educate visitors about the wastewater treatment and water recycling process.

In accordance with the California Public Records Act (CPRA)[33], CSD also maintains an online Records Request Portal that allows users to submit requests, track their status, communicate with staff, and receive responsive records electronically. [34]

[33] Government Code Sections 7920 - 7931 et seq.
[34] County Sanitation District of Los Angeles County, Public Record Requests.

MSR Determinations Accountability And Governance

Determination 4-7: CSD 14 is governed by a three-member Board of Directors representing Lancaster, Palmdale, and the unincorporated territory within the District. The appointment of alternates by the applicable city councils and County Board of Supervisors supports continuity of District governance when a regular director is absent, unable, or unwilling to act.

Determination 4-8: CSD 14 largely complies with State requirements related to the Brown Act by posting agendas within the required timeline and providing access to archived agendas, minutes, and other meeting materials through the centralized CSD agenda management platform.

Determination 4-9: The District also generally complies with State website transparency requirements (SB 929) through the centralized CSD website that includes the required contact information and Enterprise Catalog (SB 272). CSD also submits annual financial transaction and compensation reports to the State Controller's Office as required.

Determination 4-10: It is recommended that CSD 14 make completed and up-to-date ethics, sexual harassment prevention, and fiscal and financial training records, as applicable, and Form 700 filings for Board members and other designated officials readily available on its website to further support transparency and accountability.

Determination 4-11: CSD 14 engages the public through Board meetings, its website, social media platforms, construction notifications, agency alerts, educational programs, and facility tours. In accordance with the California Public Records Act, CSD also maintains an online records portal that allows members of the public to submit requests, communicate with staff, and track the status of their requests.

Determination 4-12: CSD 14 demonstrated accountability through its disclosure of information and cooperation with LAFCO questionnaires and other requests for information.

Growth And Population Projections

Population growth within CSD 14's service area is dependent upon land use designations, General Plan policies, and zoning regulations established by the Cities of Lancaster and Palmdale, as well as LA County for the unincorporated areas within the District's boundaries and SOI.

Land Use

The majority of the District's boundary within the City of Lancaster is designated urban residential. Other land uses include commercial, mixed-use, non-urban residential, multi-residential, public, open space, and limited industrial uses.[35]

Within the City of Palmdale portion of the District, land uses are primarily medium-density single-family residential, characterized by mid-sized lots (up to approximately 4.4 dwelling units per acre), with limited mixed-use and open space in the northwestern areas. Other areas include regional commercial and higher-density single-family residential uses, with smaller lots (up to approximately six dwelling units per acre) along Antelope Valley Freeway (SR 14). South of Columbia Way Avenue, land uses include employment flex, visitor commercial, and aerospace industrial designations. An isolated area within the District's boundaries along 40th Street East is designated for industrial use.[36]

The District's service area also includes unincorporated areas of Los Angeles County, where development is guided by the Antelope Valley Area Planning Framework, one of eleven frameworks in the County's General Plan. Within the District boundary, unincorporated areas north of Lancaster, between SR 14 and Sierra Highway, are designated public/semi-public and light industrial. Other areas near Redman along East Avenue E and East Avenue G are designated Rural Land 10 and Rural Land 20, allowing one single-family residence per 10 and 20 gross acres, respectively.[37]

Areas within the District Sphere of Influence (SOI) generally reflect land use patterns similar to those within District boundaries, including varying residential densities and public or semi-public uses in unincorporated County areas. SOI areas within the City of Lancaster include non-urban residential and light- or heavy-industrial uses.

[35] The City of Lancaster, General Plan 2030. July 14, 2009.
[36] The City of Palmdale, General Plan 2045. Effective October 22, 2022. Amended on April 4, 2025.
[37] Los Angeles County Department of Regional Planning, Antelope Valley Area Plan, June 2015.

Land Use Planning Documents

Land use authorities primarily use General Plans as long-term planning tools to guide development and growth management through goals and policies within their respective jurisdictions.

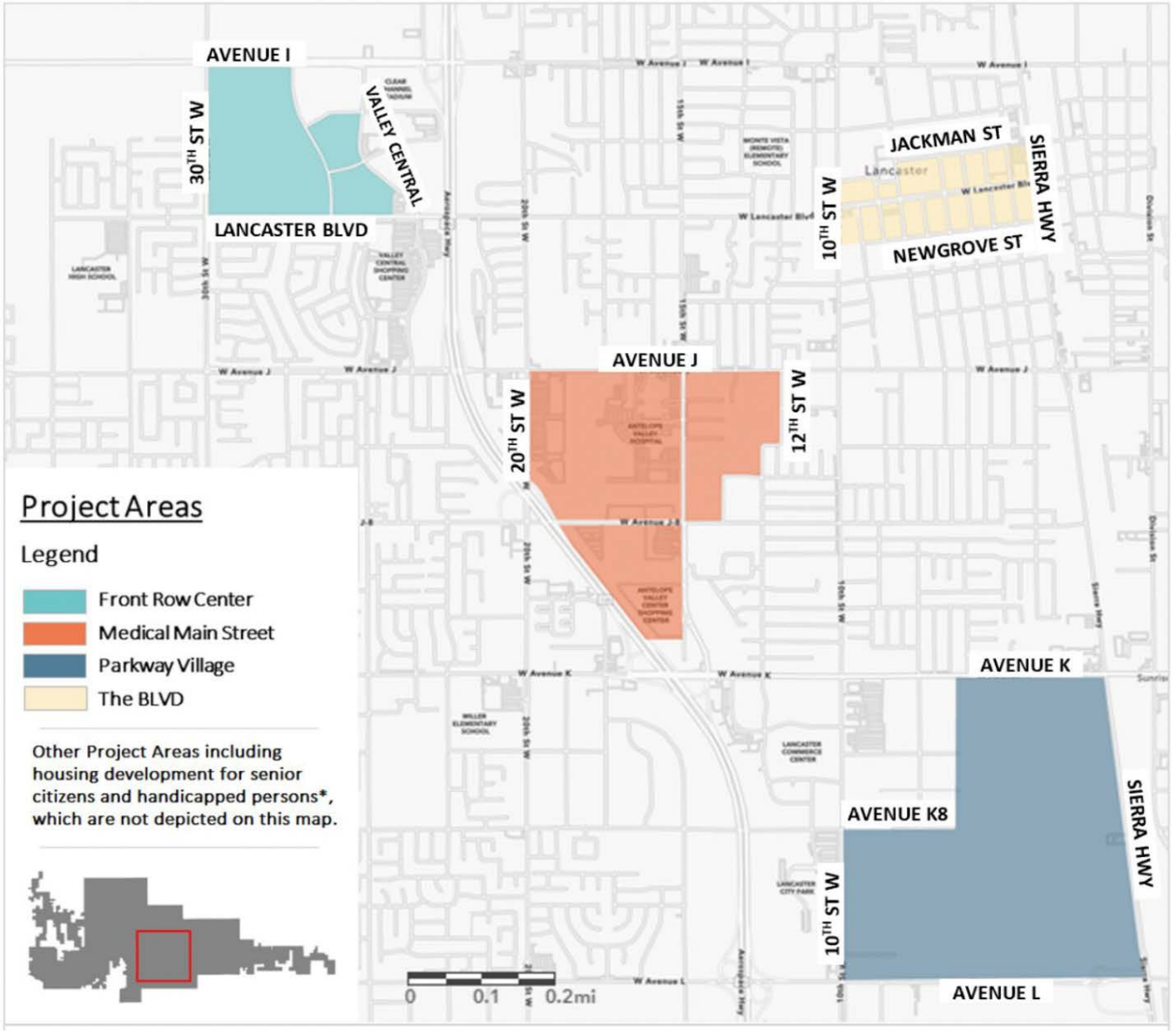
City of Lancaster

The City of Lancaster's General Plan is the primary long-range planning tool that outlines the City's priorities for future development through various policies intended to guide and coordinate planning decisions through 2030. The General Plan establishes growth management through policies that promote infill development to accommodate growth projections before converting land designated for rural use to urban densities. The General Plan identifies various policies to discourage premature fragmentation, minimize the need for parcel assembly for future significant land use development, and establish clear and stable buffer areas between urban and rural uses.[38]

The City of Lancaster has also identified four pre-designated project areas within city limits, as illustrated in Figure 4-4. These areas include Park Way Village, the BLVD, and Front Row Center areas, all of which are within existing CSD 14 boundaries. The Medical Main Street area is partially within the District's boundaries and entirely within the SOI. To facilitate growth within these areas, the City of Lancaster offers no impact fees for developments, including office, mixed-use, commercial, medium- and high-density residential, and/or industrial projects. The City also offers similar incentives for senior housing developed within city limits. Development in these areas may lead to population growth, which in turn may increase demand for CSD 14 services.

[38] The City of Lancaster, Development Fee Incentive Program Summary. February 2021.

Figure 4-4: The City of Lancaster Special Pre-Designated Project Areas



City of Palmdale

The City of Palmdale's General Plan serves as the primary long-range policy document guiding land use, development, and growth through 2045. The General Plan establishes a comprehensive framework for managing growth, with a strong emphasis on infill development and revitalization of underused sites. These strategies are intended to accommodate future growth efficiently and help prevent outward sprawl, consistent with the General Plan's core objectives.[39]

Preferred growth areas in the City are identified as infill focus zones, mixed-use corridors, village centers, and key districts, including Downtown, the Palmdale Transit Area, and health and education districts. These areas are specifically targeted for higher-density, mixed-use, and walkable development to create vibrant, accessible neighborhoods with a mix of housing, jobs, and amenities.

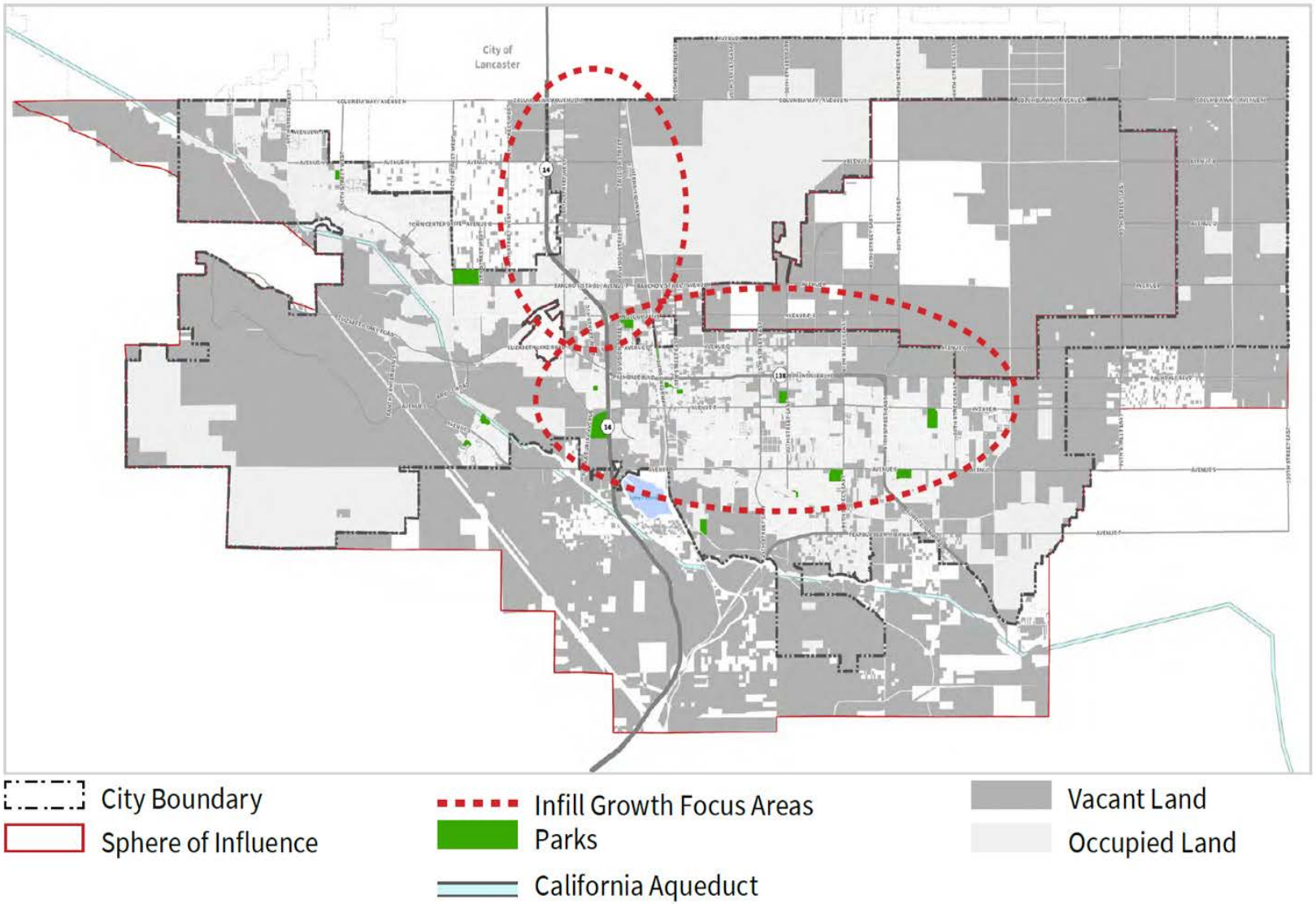
As illustrated in Figure 4-5, two main clusters are designated as infill growth focus areas to encourage development within urbanized or partially developed areas of Palmdale:[40]

- Central Portion: Encompasses the downtown and surrounding neighborhoods, forming the city's core urban area.
- Northern Portion: Covers the northern part of the City, where there are opportunities for infill within existing developed zones.

The Palmdale areas within CSD 14's boundary, particularly areas south of Columbia Way, along SR 14 and Sierra Highway, as well as the area north of Rancho Vista Boulevard, are within the Northern Portion of the infill growth focus area. Because these areas are identified to accommodate new housing and mixed-use projects, new development is likely to contribute to increased population growth and demand for CSD 14 services.

[39] The City of Palmdale, General Plan 2045. Effective October 22, 2022. Amended on April 4, 2025.
[40] The City of Palmdale, General Plan 2045. Effective October 22, 2022. Amended on April 4, 2025. p.64.

Figure 4-5: The City of Palmdale Infill Growth Focus Areas



Unincorporated County Areas

The County's 2035 General Plan provides the policy framework for achieving countywide planning objectives in the unincorporated areas. The General Plan also serves as an advisory countywide document to coordinate land use planning, public service and facilities planning, circulation, environmental management, and regional land use and transportation initiatives with the 88 cities within Los Angeles County and with special districts and regional agencies.

The General Plan also includes a Planning Areas framework that enables local communities to work with the County to develop individual plans tailored to their unique character. Of the 11 Planning Areas identified within the General Plan, portions of CSD 14's boundaries and SOI outside city limits fall within the Antelope Valley Planning Area. The unincorporated portion of the Antelope Valley Planning Area covers 1,800 square miles, surrounds the Cities of Palmdale and Lancaster, and borders San Bernardino County to the east, Ventura County to the west, and Kern County to the north.[41]

The Antelope Valley Area Planning Framework is implemented through the Antelope Valley Community Standards District program, which establishes local zoning and development standards for communities throughout the Antelope Valley. According to the Antelope Valley Plan, much of the area is active agricultural land; therefore, a Rural Preservation Strategy is implemented to maintain rural and agricultural land uses in these designated areas.[42]

- Rural Town Center Areas: These areas serve as the focal points for rural communities, providing a concentration of local services, employment, and limited mixed-use development to support daily needs.
- Rural Town Areas: These areas provide a transition between rural town centers and rural preserve areas, accommodating a mix of low-density residential and light agricultural uses while maintaining rural character and limited infrastructure.
- Rural Preserve Areas: These areas are intended to protect large, mostly undeveloped lands with significant environmental resources or hazards, where development is limited to very low-density single-family homes and agricultural uses, and infrastructure is minimal.
- Economic Opportunity Areas (EOAs): These areas are located along major infrastructure corridors and are intended to accommodate focused economic growth

[41] Los Angeles County, General Plan 2035. Planning Areas Framework. Updated 3/11/2025.
[42] Los Angeles County Department of Regional Planning, Antelope Valley Area Plan, June 2015.

and development, while balancing new investment with the preservation of surrounding rural and ecological lands.

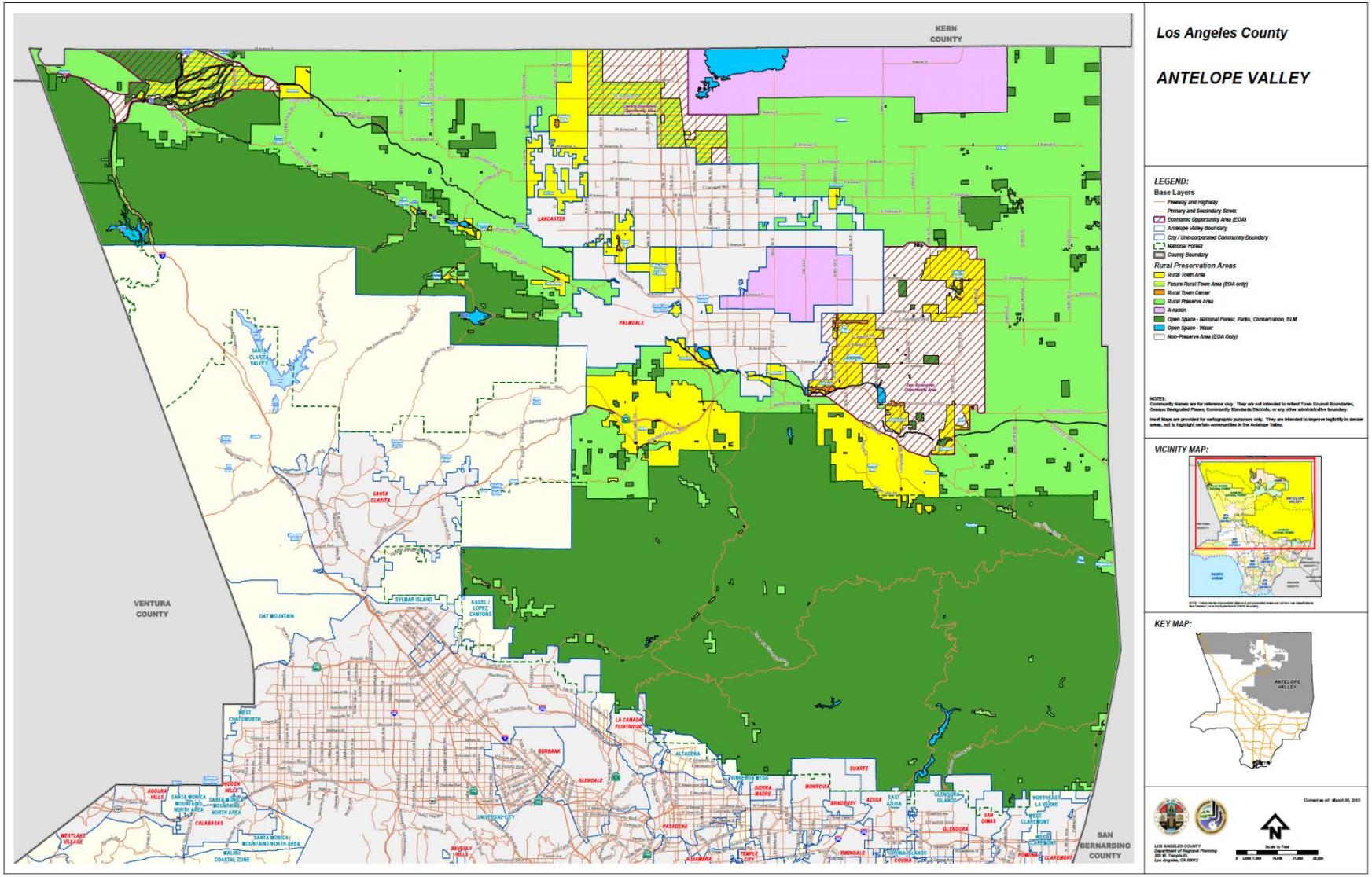
The unincorporated County areas within CSD 14's outlying territory northeast of Lancaster fall within the Antelope Valley Significant Ecological Area (SEA). This designation is applied by Los Angeles County to recognize and conserve important biological resources, maintain habitat connectivity, and protect biodiversity. The County's SEA Program guides development within these areas through specific review procedures and development standards intended to support their long-term ecological function.

The SEA designation is relevant to the location and design of future District facilities and wastewater service extensions. Proposed improvements affecting these areas must be evaluated for potential impacts on biological resources and consistency with applicable development standards. While the SEA designation does not preclude development, specific review and permitting requirements will depend on the project's location, scope, and eligibility for exemptions.

The unincorporated County areas within CSD 14's boundaries fall within the Rural Preserve Area, while the unincorporated areas within the District's SOI are primarily within existing or future Rural Town Areas. In particular, the area north of the City of Lancaster, along Avenue D, north of Fox Field Airport, and west of SR 14 is within the Central EOA, which is projected to create opportunities for economic growth and development at the regional scale, potentially leading to population growth. The District's Lancaster Water Reclamation Plant (WRP) is also located within this area.

Figure 4-6 illustrates the Antelope Valley Planning Area, including the EOAs and Rural Preservation Areas.

Figure 4-6: Antelope Valley Planning Area



Planned and Proposed Developments

Although the District is not a land use authority, the LA Sanitation Districts have established the Will Serve Program to provide information on available trunk sewer and treatment plant capacities for proposed development projects within the Sanitation Districts' service area. Developers or property owners request a "Will Serve Letter," which indicates the applicable Sanitation District's intent to provide wastewater service up to the levels that are legally permitted.

If the project area is outside the Sanitation Districts' jurisdictional boundaries, annexation is required prior to service extension. Any annexation-related actions require coordination with the LA County Sanitation District annexation staff for the determination of property eligibility for annexation and to receive a quotation letter, which includes all required forms to initiate the annexation process.

As of early 2026, the District has received two Will Serve requests for two proposed developments within the District's boundaries that would construct a total of 305 single-family homes. The District has also received one Will Serve request for a proposed project consisting of 122 single-family homes to be constructed outside the District's existing boundaries but within the SOI and requiring annexation to CSD 14.[43]

There are also two pending annexations for proposed developments located outside District boundaries but within the District's SOI:

- 83 single-family homes proposed within unincorporated Los Angeles County at the southeast corner of Avenue L12 and 70th Street West
- 215 single-family homes proposed within the City of Lancaster in an area generally bounded by Avenue K-8, Avenue L, 52nd Street West, and 57th Street West.

Existing Population and Projections

To support growth management planning and ensure that wastewater treatment capacity remains adequate to meet future demand, CSD relies on regional growth forecasts adopted by the Southern California Association of Governments (SCAG) when developing design capacities for its wastewater treatment facilities.

[43] County Sanitation District of Los Angeles County, Request for Information. May 2026.

As of 2026, CSD 14 serves approximately 212,000 people within portions of the Cities of Lancaster and Palmdale, as well as surrounding unincorporated areas.[44] This represents an increase of roughly 6 percent from 2020, when the District's service area population was approximately 199,321, which is equivalent to a compound annual growth rate (CAGR) of one percent.[45] This is consistent with the District's reported population growth of approximately one percent annually over the past decade.[46]

This trend is generally consistent with population changes in the jurisdictions that overlap the District's boundaries and SOI. Between 2016 and 2026, the cities of Lancaster and Palmdale experienced population increases of approximately 13 percent and five percent, respectively, corresponding to CAGRs of approximately 1.2 percent and 0.5 percent. In contrast, the population within the unincorporated areas of Los Angeles County declined by approximately 6 percent over the same period, reflecting a CAGR of -0.6 percent.

Based on the California Department of Finance (DOF) 2026 population estimates and SCAG's 2024 Regional Growth Forecast, the Cities of Lancaster and Palmdale are each projected to experience CAGRs of approximately 0.2 percent between 2026 and 2050. The unincorporated areas of Los Angeles County are projected to increase to approximately 1,132,500 by 2050, reflecting a CAGR of approximately 0.6 percent over the projection period.

Figure 4-7 illustrates historical and projected population trends for the Cities of Lancaster and Palmdale, as well as unincorporated Los Angeles County, which include areas partially or fully within the District's boundaries and SOI.

[44] County Sanitation District of Los Angeles County. Capital Improvement Program, Budget Plan for County Sanitation District of Los Angeles County No. 14. Fiscal Year 2025-26.
[45] County Sanitation District of Los Angeles County Capital Projects Revenue Refunding Bonds, 2025 Series A, District No. 14.
[46] County Sanitation District of Los Angeles County , Request for Information. April 2026.

Figure 4-7: Population Trends and Projections of Jurisdictions Fully or Partially within CSD 14

LOCATION	POPULATION				PROJECTIONS	
	2016	2026	% CHANGE	CAGR (2016 BASE)	2050	CAGR (2026 BASE)
City of Lancaster	157,800	178,159	13%	1.2%	185,500	0.2%
City of Palmdale	158,600	166,118	5%	0.5%	176,200	0.2%
Unincorporated Los Angeles County	1,044,500	983,182	-6%	-0.6%	1,132,500	0.6%
Source: The California Department of Finance, Population Estimates (2026); Southern California Association of Governments, Regional Growth Forecast (2050)						

MSR Determinations Growth And Population

Determination 4-13: As of 2026, CSD 14 serves an estimated population of approximately 212,000, representing an increase of roughly six percent from 2020 and a compounded annual growth rate of approximately one percent.

Determination 4-14: Population projections for jurisdictions overlapping CSD 14 indicate slower future growth, with Lancaster and Palmdale each projected to grow at approximately 0.2 percent annually through 2050, and unincorporated Los Angeles County projected to grow at approximately 0.6 percent annually.

Determination 4-15: Population growth within CSD 14 is influenced by land use designations, General Plan policies, and zoning regulations adopted by the land use authorities, including the cities of Lancaster and Palmdale, as well as Los Angeles County.

Determination 4-16: Land use patterns within CSD 14's boundaries and SOI include urban residential, mixed-use, commercial, industrial, public/semi-public, open space, and rural land use.

Determination 4-17: The General Plans for Lancaster, Palmdale, and Los Angeles County generally direct growth toward infill, mixed-use, designated project and economic opportunity areas, while preserving rural land uses in less developed unincorporated areas.

Determination 4-18: Planned and proposed residential development in the area and associated annexations are likely to be primary population and growth drivers within CSD 14's boundaries and SOI.

MSR Determinations Growth And Population

Determination 4-19: Will Serve requests submitted to CSD and pending annexations reflect ongoing development activity and proposed projects seeking wastewater service within CSD 14's existing boundaries or in areas requiring annexation before service can be extended.

Determination 4-20: As of early 2026, CSD 14 has received Will Serve requests for a total of 427 proposed single-family homes within the District's boundaries and SOI. In addition, two pending annexations within the SOI would add 298 proposed single-family homes to the District's service area.

Disadvantaged Unincorporated Communities

LAFCo is required to evaluate disadvantaged unincorporated communities (DUCs) as part of this service review, including the location and characteristics of any such communities. The intent and history of this requirement are discussed in the Background section of this report.

A DUC is defined as an area with 12 or more registered voters, or as otherwise determined by Commission policy, where the median household income (MHI) is less than 80 percent of the statewide annual median.[47]

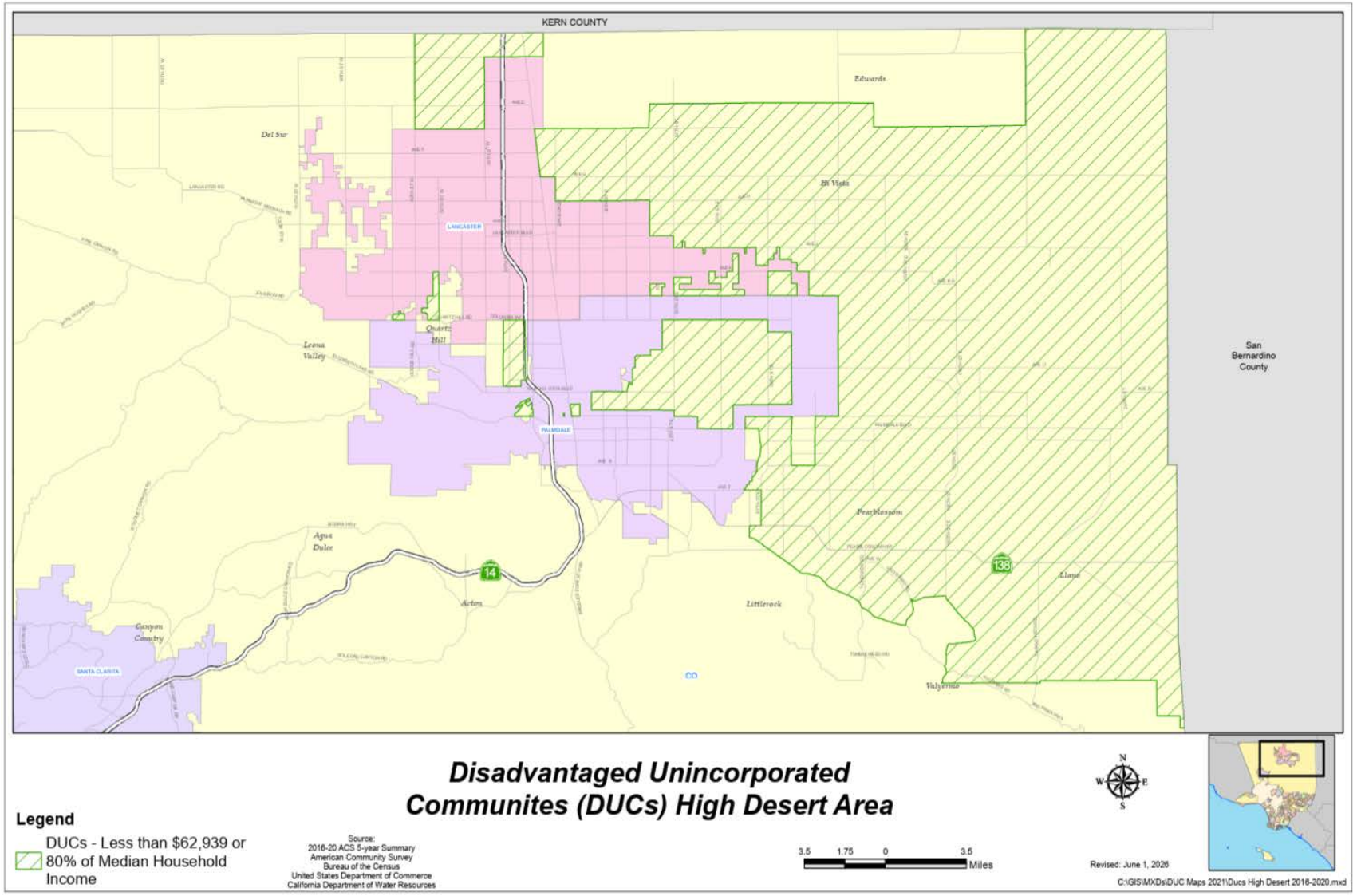
LA LAFCO's DUC Maps and Data identify disadvantaged unincorporated communities throughout Los Angeles County through a series of regional maps based on the 2016–2020 American Community Survey (ACS). As of the 2022 mapping update, identified DUCs in the area consisted of a majority of the unincorporated territory within city islands and to the east of Lancaster and Palmdale. The High Desert regional map identifies disadvantaged unincorporated areas to the north, east, and southwest of Lancaster and provides the geographic reference for evaluating their location relative to CSD 14's jurisdictional boundary and sphere of influence (SOI).

The High Desert map identifies disadvantaged unincorporated areas with a median household income (MHI) of less than $62,939, representing approximately 80 percent of the statewide MHI. Accordingly, this review applies LA LAFCO's income threshold and classification when evaluating disadvantaged unincorporated communities within or contiguous to CSD 14's SOI. [48]

LA LAFCO's High Desert DUC map identifies disadvantaged unincorporated areas to the north, east, and southwest of Lancaster. The map provides the geographic reference for evaluating the location of these communities relative to CSD 14's jurisdictional boundary and SOI

[47] Government Code §56033.5 defines a DUC as 1) all or a portion of a "disadvantaged community" as defined by §79505.5 of the Water Code, and as 2) "inhabited territory" (12 or more registered voters), as defined by §56046, or as determined by commission policy.
[48] Los Angeles LAFCO, Disadvantaged Unincorporated Communities (DUCs), High Desert Area, revised June 1, 2026, based on the 2016–2020 American Community Survey.

Figure 4-8 Disadvantaged Unincorporated Communities in the High Desert Region



MSR Determinations Disadvantaged Unincorporated Communities

Determination 4-21:	LA LAFCO's High Desert DUC map uses the 2016–2020 American Community Survey (ACS) and identifies disadvantaged unincorporated areas with a median household income (MHI) of less than $62,939, representing approximately 80 percent of the statewide MHI. This review applies LA LAFCO's income threshold and classification in evaluating DUCs within or contiguous to CSD 14's sphere of influence (SOI).
Determination 4-22:	LA LAFCO's High Desert DUC map identifies disadvantaged unincorporated areas to the north, east, and southwest of Lancaster. The map provides the geographic reference for evaluating the location of these communities relative to CSD 14's jurisdictional boundary and SOI.

Financial Ability To Provide Services

Budget

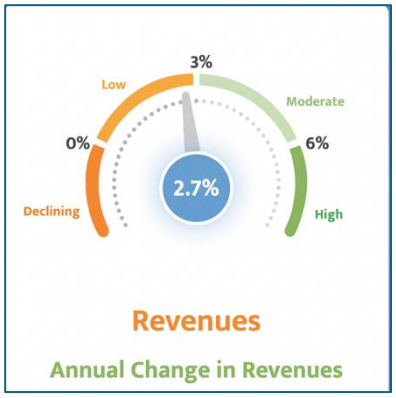
CSD 14's final budget for FY 2026-27 projects an annual revenue shortfall of approximately $5.5 million, undershooting total expenditures of $51.8 million this deficit was largely transferred from the Operating Fund.[49] The District has consistently produced positive annual surpluses over the past several years, contributing to growth in the district's net position including net investment in capital assets, funds restricted for capital projects, and unrestricted funds.[50]

Budget forecasts project a slow and deliberate drawdown of reserves to target levels assuming no significant adverse variation in estimated revenues and expenditures. Future budgets face risks from sustained inflation for electricity and chemicals; unfunded regulatory mandates (e.g., PFAS[51] or new effluent standards); ratepayer sensitivity to increases; and climate change impacts such as drought leading to higher-strength wastewater.

The retirement of existing debt[52] after FY 2025-36 provides a significant financial opportunity to fund major treatment plant expansions (e.g., Lancaster WRP Stage V) without necessitating large rate spikes.

Revenues

From FY 2018-19 through FY 2024-25, average revenue growth of 2.7 percent was slightly below the average rate of annual expenditure growth, which was 2.9 percent for the same period.[53]



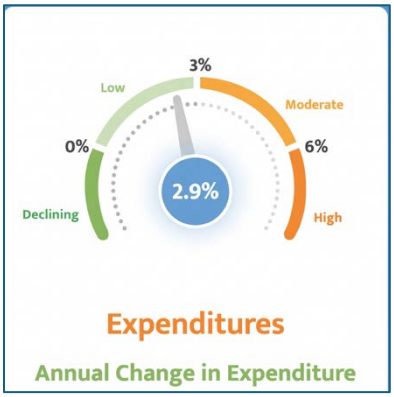
Service Charges

Service charges account for about 90 percent of operating revenues; the balance is largely comprised of contract revenue and industrial waste surcharges.[54]

CSD 14's rates are more expensive than other County Sanitation District of Los Angeles County; its $488 annual rate (FY27) is much higher than the $217 weighted average for other

[49] County Sanitation District No. 14 of Los Angeles County Final Operating Fund Budget FY 2026-27.
[50] Appendix A Summary of Budget Trends and Fiscal Indicators CSD No. 14, FY 2018-19 through FY 2024-25.
[51] PFAS stands for per- and polyfluoroalkyl substances which are synthetic compounds with potential for adverse human health effects.
[52] LA CSD Bonds 2025 Series A.
[53] Appendix A Summary of Budget Trends and Fiscal Indicators CSD No. 14, FY 2018-19 through FY 2024-25.
[54] Appendix A Summary of Budget Trends and Fiscal Indicators CSD No. 14, FY 2018-19 through FY 2024-25.

districts in the County system.[55] The higher cost is due to several factors, including land-based disposal rather than ocean discharge ("closed basin" geography), treatment standards, and fewer economies of scale compared to other districts. Regionally, CSD 14's rates are lower than other Southern California agencies whose rates range from $437 annually (Santa Clarita Valley)[56] to $1,230 annually (Santa Paula).[57] CSD 14's rates are projected to remain flat through FY 2028-29.[58]



Property Tax

Property tax is a primary source of non-operating revenues, accounting for about $3.5 million in FY 2024-25, or about 7.2 percent of total revenues, and it grew an average of over 12 percent annually from FY 2018-19 through FY 2024-25.[59]

The district requires annexation tax exchange agreements that provide that the district receives a share of the basic 1 percent property tax. This helps maintain the district's property taxes, a relatively stable and growing revenue source.

Connection Fees

Developers are required to pay a connection fee (currently $3,175 for a single-family home) representing their proportionate share of the District's existing assets.[60] These funds contribute to the ongoing repair and replacement of the existing system. Rates are reviewed annually.[61]

Other Revenues

The District also earns ongoing revenues through the sale of recycled water and the lease of agricultural lands it owns, which help provide a stable source of income.

EXPENDITURES

Operations

From FY 2018-19 through FY 2024-25, average expenditure growth of 2.9 percent was slightly above the average rate of annual revenue growth, which was 2.7 percent for the same period.

[55] FY 2024-25 ACFR, Schedule 8.
[56] FY 2024-25 ACFR, Schedule 8.
[57] CSD Bonds 2025 Series A Official Statement District No 14.pdf, Table 6; includes any local sewer maintenance fees charged by another entity, and any ad valorem property taxes dedicated to wastewater management.
[58] ibid, Bonds 2025 Official Statement, Table 5.
[59] Appendix A Summary of Budget Trends and Fiscal Indicators CSD No. 14, FY 2018-19 through FY 2024-25.
[60] Sanitation District No. 14 Connection Fee Loadings, Capacity Units, and Unit Rates FY 2025-26.
[61] County Sanitation District No. 14 of Los Angeles County Connection Fee Rate Ordinance.pdf for FY 2025-26.

Growth in expenditures was driven in part by increases in total CSD staffing which grew from 1,660 FTEs in FY 2018-19 to 1,813 in FY 2024-25;[62] staff are not specifically allocated to CSD 14, although the district funds its proportion of the shared workforce. Additional staff were needed to handle increased capital projects to compensate for pandemic employee losses and project delays, an acceleration of rehabilitation projects, and additional regulatory and operational complexity of new infrastructure to provide higher levels of treatment.

Other factors influencing operating cost increases included pandemic-related supply disruptions and cost increases for wastewater materials including chemicals.

Pensions

CSD 14 participates in a California Public Employees' Retirement System (CALPERS) plan administered by CSD 2 which serves as the administrative agent for the participating districts.[63] The plan has a high funded ratio of 88.8 percent.[64] This ratio is partly due to a one-time contribution in FY 2021-22 of $320 million to pay down its unfunded liability.[65] Annual payments vary depending on the market value of pension investments and phasing of changes, number of retirements and addition of new employees under the lower cost PEPRA (Public Employees' Pension Reform Act) plan.[66]

Other Post-Employment Benefits (OPEB)

According to financial reports, the system-wide funding of OPEB obligation was approximately 64 percent at the end of FY 2024-25, an improvement over the prior year's 60 percent. The system's practice and plan are to continue to make annual contributions equal to its calculated Actuarially Determined Contribution (ADC) to prefund its benefit trust plan and improve its funded position. Once the system has fully funded its pension plan, the system also will redirect discretionary funds previously adding to its pension assets towards paying down its OPEB liability until it is fully funded.[67]

Debt

CSD 14's Debt-to-Capitalization Ratio is approximately 29 percent[68] which is well within the District's target of less than or equal to 50 percent.[69]

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62 FY 2024-25 ACFR.
63 Pursuant to the Joint Administration Agreement.
64 CalPERS Actuarial Valuation as of June 30, 2024.pdf.
65 2024 Pension Funding Policy.pdf.
66 "PEPRA" refers to 2012 legislation that created an entry level pension category for new employees with reduced benefits and corresponding lower costs to public agencies compared to the "classic" plan covering then existing employees.
67 2024 Pension Funding Policy.pdf.
68 2021 and 2025 debt divided by debt + net position per FY 2024-25 ACFR.
69 As established in its 2022 Debt Management Policy.

CSD 14's Fitch credit ratings are "AA+"[70] which designates a very high level of credit quality and a very low expectation of default.[71] The district issued debt in 2025 to refund prior debt at a lower interest rate. Debt coverage factors exceed required minimums and are projected to increase.[72] This debt will be retired by FY 2036-37, freeing up debt capacity and revenues to help fund capital improvements including Lancaster WRP Stage V expansion.



Capital Assets

Capital needs and required spending shown in CSD 14's $43 million 5-year Capital Improvement Program (CIP) are expected to be fully funded through existing cash reserves, user charges, and connection fees without the need for borrowing.[73] The 20-year plan calls for $577 million of capital improvements. $11.2 million[74] of capital spending is budgeted for FY 2026-27 which is more than the annual depreciation expense of $9.87 million[75], however, capital spending varies annually and future spending is higher as reflected in the 20-year CIP to cover costs of aging facilities. Overall, the net value of the district's depreciable assets is approximately 65 percent of total depreciable value,[76] which does not raise a red flag.

Capital plans are based on the District's Sewer System Evaluation and Capacity Assurance Plan (SSECAP)[77] and its asset life cycle management program[78] for the wastewater collection system that includes regular inspections, condition assessments, and replacement planning to extend asset life and reduce long-term costs.

Reserves

Total unrestricted net position is 211 percent of operating expenditures;[79] the majority has been allocated to various reserves.

All of the LA County Sanitation Districts have implemented a revised reserve policy (effective July 1, 2026) that consolidates its Emergency Fund, Operations and Maintenance (O&M) Financial Stability Fund, and Capital Project Financial Stability Fund into a single Financial

[70] District response to data request.
[71] "Understanding AA+ and AAA Credit Ratings", updated March 3, 2026, Investopedia.com.
[72] CSD Bonds 2025 Series A Official Statement District No 14.pdf, Table 8.
[73] Capital Improvement Program, Budget Plan for LA County Sanitation Dist. No. 14, FY 2026-27.
[74] Final Operating Fund Budget Fiscal Year 2026-27.
[75] FY 2024-25 ACFR, Ex. E-2 Combining Schedule of Revenues, Expenses, and Changes in Net Position.
[76] FY 2024-25 ACFR, Ex. E-1 Combining Schedule of Net Position. Indicator excludes land and construction in progress.
[77] Sewer System Management Plan SSMP.pdf, March 2025, Sec. 8.1.
[78] CSD website: Cost-Saving Measures - Strategic Asset Management.
[79] FY 2024-25 ACFR, Ex. E-1 and Appendix A.

Stability Fund with a target balance of fifty percent (50%) of the operational expenses plus one hundred percent (100%) of the debt service projected during the next fiscal year; the proposed budget achieves these targets.[80] In addition the District meets its operating fund reserve targeted at 50 percent of projected expenditures.

MSR Determinations Financial Ability to Provide Services

Determination 4-23:	CSD 14 has the financial ability to provide services within its existing boundaries and potential annexation areas. The District currently maintains a strong financial position to provide services and follows policies and practices to ensure the provision of services to new development.
Determination 4-24:	All LA County sanitation districts have established and implemented financial policies to ensure that new growth "pays for itself". The District requires that agencies receiving property taxes from the proposed annexation area sign a tax sharing agreement whereby CSD 14 will receive a share of the incremental change in ad valorem taxes (the basic 1 percent property tax on assessed value). Before physical connection to the sewer system, project developers must pay connection fees for a proportionate share of the District's assets.

[80] CSD Wastewater Financial Reserve Policy.

Sanitary Services

CSD 14 provides domestic wastewater collection, treatment, and disposal services within its service boundaries. Domestic and industrial wastewater from authorized dischargers is delivered to the main trunk sewer collection system for delivery to the District's Water Reclamation Plant (WRP). The current sewered population within CSD 14 is approximately 212,000.

Collection *System*

The District operates a network of approximately 64 miles of trunk sewers. The District's wastewater collection and conveyance system operates solely with gravity sewers; there are no pump stations. In addition, per the Facilities Plan, the east and west boundaries of the District's sphere of influence represent the probable extent to which gravity flow sewers could both economically and satisfactorily perform.

The District currently provides service to approximately 51,296 residential, 1,518 commercial, and 18 industrial connections. Figure 4-7 illustrates the District's major non-residential connections and their typical average daily flow.

Figure 4-9: Major Non-Residential Connections

FACILITY NAME	FACILITY TYPE	AVERAGE DAILY FLOW (GPD)
Antelope Valley Hospital	Hospital	55,889
Benevolent and Protective Order of Elks Lancaster Lodge #1625	RV Liquid Waste Disposal Station	300
California Department of Transportation (Caltrans)	Industrial User - All Others	731
California State Prison - Los Angeles County	Industrial User - All Others	340,000
City of Lancaster - Eastside Swimming Pool	Industrial User - All Others	1,930
Funtime Bros. Inc.	Cannabis Cultivation/Processing	600
Lancaster National Soccer Center	RV Liquid Waste Disposal Station	N/A
Lockheed Martin Corporation (Site 2)	Metals	10,000
Lockheed Martin Corporation (Site 7)	Metals	1,200
Los Angeles County Public Works (Waterworks District No. 40, Antelope Valley)	Water Treatment	420
Mission Linen Supply	Laundry - Industrial	80,000
Mission Linen Supply, Inc.	Industrial User - All Others	2,000
Northrop Grumman Systems Corporation - Aerospace Systems (Site 3)	Metals	60,000
Northrop Grumman Systems Corporation - Aerospace Systems Sector (Site 4)	Metals	225,000
Northrop Grumman Systems Corporation (Site 7)	Metals	10,000
Purely Storage	RV Liquid Waste Disposal Station	200

Quartz Hill Water District	Water Treatment	750
Quinn Group, Inc.	Transportation and Equipment Cleaning	1,500
Southern California Regional Rail Authority	Industrial User - All Others	1,737
The Boeing Company	Industrial User - All Others	5,000
The SYGMA Network, Inc.	Industrial User - All Others	1,200
U.S. Air Force - OL Plant 42	Industrial User - All Others	600
World Class Distribution Inc	Food Manufacturing	15,616
County of Los Angeles Probation Dept., Challenger Memorial Youth Center	Industrial User - All Others	8,200
County of Los Angeles, Department of Public Works, Aviation Division	Transportation and Equipment Cleaning	300

Wastewater Treatment

CSD 14's Lancaster WRP is located at 1865 West Avenue "D" in Lancaster, occupying 554 acres east of the Antelope Valley (SR-14) Freeway. The Lancaster WRP provides primary, secondary (aerated oxidation ponds), and tertiary treatment with an average daily design flow of 18 million gpd.

The main treatment processes involve comminution, grit removal, primary sedimentation, activated sludge treatment with biological nitrification and denitrification, secondary sedimentation, inert-media gravity filtration, and chloramine disinfection. Effluent from the WRP is discharged into on-site storage reservoirs and delivered as recycled water to Piute Ponds, Apollo Community Park, the Effluent Application Site (EAS) owned by the District, on-site uses, and various locations within the Lancaster area. The WRP is permitted by the Regional Water Quality Control Board (RWQCB) under Waste Discharge Requirements R6V-2022-0023.

Figure 4-10: Lancaster Water Reclamation Plant (WRP) Aerial View



Demand and Capacity

During calendar year 2025, the Lancaster WRP received an average daily influent flow of 14.5 million gallons per day (MGD), compared to the design capacity of 18 MGD. In the same period, peak influent flow was 19.7 MGD.

Average influent concentrations:

- Biochemical Oxygen Demand (BOD) – 279 milligrams per liter (mg/L)
- Total Suspended Solids (TSS) – 255 mg/L

For 2025, the average effluent concentrations and WDR limits are:

- BOD – less than 3 mg/L. WDR Limit: 30 mg/L
- TSS – less than 2.5 mg/L. WDR Limit: 30 mg/L
- Total Nitrogen – 9.1 mg/L. WDR Limit: 10 mg/L

Compliance

The Lancaster WRP has generally maintained compliance with the applicable Waste Discharge Requirement (WDR) in recent years. From 2020-2024, the Lancaster WRP had one reported permit violation, which occurred in 2021.

On April 28, 2021, from approximately 7:57 p.m. to 12:20 a.m. on April 29, the lowest calculated Disinfectant Concentration Multiplied by Contact Time (CT) value for the Lancaster WRP disinfected tertiary final effluent was 129.15 milligrams-minutes per liter (mg/L-min), below the WDR limit of 450 mg-min/L. The issue was due to insufficient ammonia dosing during chloramination, resulting in a chlorine breakpoint despite increased chlorine dosing. During the 264-minute event, approximately 1.8 million gallons of final effluent were delivered to Piute Ponds, the Eastern Ag. Site, and the Division Street Corridor recycled water pipelines. No recycled water was delivered to Apollo Park on the day of the incident.

The most recent annual compliance report for 2025 is in progress and has not been finalized as of this MSR.

Future Demand

The projected population growth within the District boundaries and SOI is estimated at one percent annually through 2050. Assuming this growth rate is proportional to the sewage flow

to the WRP, Figure 4-9 illustrates the projected population and sewage flow to the WRP through 2050.

Based on the current design capacity of 18 MGD, the WRP is expected to accommodate most of the projected growth through 2050. If water conservation efforts are increased, planned expansions of wastewater treatment facilities could be deferred further into the future. However, if sewage flows or influent concentrations of BOD (Biochemical Oxygen Demand), COD (Chemical Oxygen Demand), and nutrient loadings increase, components of the treatment process may need to be upgraded or expanded sooner than planned to maintain compliance with regulatory requirements.

Although projected average daily flows remain below the current 18 MGD design capacity through at least 2047 of the 2050 planning horizon, the current average daily flow of 14.5 MGD is already at or slightly above the 80 percent planning threshold of 14.4 MGD. Accordingly, it is recommended that the District continue evaluating the timing, scope, and sequencing of future treatment-capacity expansion and related infrastructure improvements to accommodate future demand while maintaining treatment performance and permit compliance.

CSD 14 maintains a Facilities Plan that serves as the primary long-range planning document for the District's facilities. However, the Facilities Plan was adopted in May 2004, and most of the growth assumptions did not materialize as anticipated.

Accordingly, an updated Facilities Plan is recommended to reassess current and projected wastewater flows, treatment loadings, regulatory requirements, recycled water demands, and wet-weather operating conditions. Additionally, it is recommended that the Plan be reviewed and updated on a regular cycle, generally every five to ten years to maintain a current planning basis.

Figure 4-11: Projected Population and Wastewater Flows Through 2050

YEAR	POPULATION	FLOW (MGD)	PLANNING HORIZON
Current	212,000	14.5	
2027	214,120	14.65	
2028	216,261	14.79	
2029	218,424	14.94	
2030	220,608	15.09	
2031	222,814	15.24	5 year
2032	225,042	15.39	
2033	227,293	15.55	
2034	229,566	15.70	
2035	231,861	15.86	
2036	234,180	16.02	10 year
2037	236,522	16.18	
2038	238,887	16.34	
2039	241,276	16.50	
2040	243,689	16.67	
2041	246,125	16.83	15 year
2042	248,587	17.00	
2043	251,073	17.17	
2044	253,583	17.34	
2045	256,119	17.52	
2046	258,680	17.69	20 year
2047	261,267	17.87	
2048	263,880	18.05	
2049	266,519	18.23	
2050	269,184	18.41	

Future Capital Improvement Projects

Collection System

The 2024 County Sanitation Districts Nos. 14 and 20 of Los Angeles County Consolidation Feasibility Study identified planned collection system capital improvements totaling approximately $15.04 million, $22.14 million, and $65.26 million over five-, 10-, and 20-year planning horizons, respectively. Planned improvements focus on rehabilitating aging sewer infrastructure, increasing system capacity, and maintaining reliable wastewater service.

Figure 4-10 summarizes planned capital improvement projects that have not yet obtained any board-approved funding.

Figure 4-12: Planned Collection System Capital Improvement Projects

PROJECT	DESCRIPTION	SCHEDULE
55th Street West Relief Phase II	Construction a relief sewer bypassing 1,318 feet of 15-inch VCP (Vitrified Clay Pipe) sewer between MH (Manhole) 352 and MH 623.	7/1/2034-6/30/2037
CSD 14 Priority 2 Rehabilitation	Rehabilitation approximately 15,351 feet of 8- to 18-inch RCP (Reinforced Concrete Pipe) and VCP sewer.	7/1/2029-6/30/2034
CSD 14 Priority 3 Rehabilitation	Rehabilitation approximately 83,057 feet of 8- to 78-inch RCP, RGRCP-PTL (Rubber Gasket Reinforced Concrete Pipe with a Polyvinyl Chloride Liningdac), and VCP sewer.	7/1/2034-6/30/2039
Trunk B Relief	Construction of a relief sewer bypassing 4,142 feet of 15-inch NRCP (Non-Reinforced Concrete Pipe) sewer located between MH 428 and MH 415	7/1/2034-6/30/2037
Trunk E Relief	Construction of a relief sewer bypassing 6,703 feet of 12 and 15-inch NRCP sewer located between MH 379 and MH 402	7/1/2034-6/30/2037
Trunk F Rehabilitation	Rehabilitation approximately 5,448 feet of 36 inch diameter corrodible concrete sewer that have been assigned a minimum Condition Rating 2A and have been identified as high-risk as part of the Districts' Sewer Risk Rating Model	7/1/2026-6/30/2031

WRP

The County Sanitation Districts Nos. 14 and 20 of Los Angeles County Consolidation Feasibility Study identified planned WRP capital improvements totaling approximately $13.4 million, $16.0 million, and $45.0 million over five-, 10-, and 20-year planning horizons, respectively. Planned improvements focus on improving treatment reliability, increasing treatment and recycled water capacity, replacing aging infrastructure, and preparing for future regulatory requirements.

Figure 4-11 summarizes planned WRP capital improvement projects that have not yet obtained any board-approved funding:

Figure 4-13: Planned Lancaster WRP Capital Improvement Projects

PROJECT	DESCRIPTION	SCHEDULE
Control Room and Laboratory Building Replacement	Construct a new building containing an operations control room, locker rooms, lunchroom, office space, conference room, analytical laboratory, technicians' offices, storage room, and utility room.	7/1/2027–6/30/2032
Primary Structure Concrete Repair and Lining	Repair corroded concrete surfaces, install protective lining or coating in Channel No. 1, Primary Sedimentation Tanks 1–6, and the Primary Effluent Channel, and replace equipment and piping within the primary structures.	7/1/2026–7/31/2028
RAS (Return Activated Sludge) Pump Station Retrofit	Conduct a hydraulic evaluation of the pump station and replace the Return Activated Sludge pumps.	7/1/2027–12/31/2027
Mixed Liquor Recirculation Pumps – Units 1 Through 3	Install internal recycle pumps, piping, and electrical infrastructure, followed by mixers in the anoxic and swing zones.	7/1/2027–6/30/2029
Secondary Clarifier Modifications	Install baffles in fourteen secondary clarifiers to improve settling performance, improve secondary effluent quality, and reduce polymer use.	7/1/2026–6/30/2028
Stage V Plant Expansion, Phase II	Increase plant capacity from 18 MGD to 21 MGD by constructing new influent pumping, preliminary treatment, primary treatment, and additional secondary, tertiary, disinfection, and solids processing facilities.	7/1/2033–6/30/2039*
Stage VI Recycled Water Pump Station and Storage Facilities	Increase recycled water storage capacity to support the 5 MGD plant expansion, for a total storage capacity of 26 MGD.	1/1/2041–12/31/2042*
Per- and Polyfluoroalkyl substances (PFAS) Treatment Facilities	Install PFAS treatment facilities to address potential future regulatory requirements.	7/1/2034–6/30/2040
Stage VI Plant Expansion	Increase total plant capacity from 21 MGD to 26 MGD.	1/1/2041–12/31/2043*
* Completion date is contingent on rate of flow increases.		

Infrastructure Needs and Deficiencies

Infiltration and inflow during storm events remain a significant operational concern for both the collection system and the Lancaster WRP.

Collection System

Within the collection system, the District is in the process of lining all non-reinforced concrete pipe (NRCP) and unlined RCP sewer lines, and Capital Improvement Projects (CIPs) have been included in the budget to rehabilitate five miles of sewer pipes identified as high risk for failure due to corrosion within the next five years. Grease and rags can also cause blockages in sewer lines, restricting flow to the WRP and potentially causing sewer overflows.

It is recommended that the planned rehabilitation and relief sewer projects included in the CIP remain a priority to improve overall system reliability. Continued CCTV inspections, risk-based prioritization, and preventive maintenance further support the identification and sequencing of these projects.

WRP

At the WRP, sudden surges in flow affect solid settleability, leading to high turbidity in secondary effluent and blinding of tertiary filters. Lack of RAS pumping capacity has also been an issue during high-flow events.

It is recommended that priority be given to CIP projects, including Primary Structure Concrete Repair and Lining Project, Secondary Clarifier Modifications, and RAS Pump Station Retrofit, to address these operational deficiencies and improve treatment process reliability.

Service Adequacy

Staff uses the Work and Asset Management System (WAM) developed by Oracle to schedule and document inspections and routine preventive maintenance for electrical and mechanical equipment at the Lancaster WRP and sewer lines. At the plant, prioritization is based on the criticality of the equipment and available redundancy. For sewer lines, prioritization is established based on sewer diameter, material, age, flow rates, maintenance history, CCTV inspection data, and prior operational issues.

For sewer, the Wastewater Collection System (WCS) Section oversees CCTV activities and initiates sewer rehabilitation projects based on the observed conditions. Line cleanings are typically conducted every one to three years and are adjusted based on the amount of debris removed. Additional visual line checks for flow are conducted at an established Preventive

Maintenance (PM) frequency (typically annually) to verify flows, check for blockages, and assess conditions. Staff also perform visual checks of the manholes, frame, and the adjacent pavement conditions.

District staff receive high-level alarm notifications for sewer lines via the MH monitoring system. Staff are dispatched to these problem areas immediately upon notification to mitigate potential sewer overflows. Staff are kept on standby during storms.

Lancaster WRP staff respond to Distributed Control Systems (DCS) alarms immediately. After hours, staff receive phone notifications for major alarms such as pump failures, high turbidity, and analyzer failures. Staff is dispatched to the plant immediately to resolve any issues. The site uses an automated chatterbox system to callout in case of an alarm or emergency. During storms when a substantial increase in flow is expected, the plant is staffed beyond regular working hours.

The following internal performance metrics are used to track service adequacy (e.g., leak or overflow rates, maintenance backlogs).

Regulatory Compliance Metrics

- Wastewater Treatment Plant (WWTPs)— National Association of Clean Water Agencies (NACWA) Peak Performance (Achieve Gold Status – No violations of numeric effluent limits for all WRPs annually)
- Title 22 Permits— Full compliance with all recycled water requirements
- Completion of preventative maintenance tasks at WRPs and Pumping Plants (PPs) is > 90 percent

Collection System

- Zero preventable sanitary sewer overflows (SSOs) per 100 miles of sewer per year
- Less than five odor complaints per year per District; <100 for Joint Outfall System (JOS) Districts (collective)
- Complete 100 percent of scheduled preventative maintenance work per year
- Respond to the scene of all SSOs within one hour of notification

Customer Service

- A live response to all complaints received within the same business day

In addition to these performance metrics, the District regularly conducts internal infrastructure assessments through daily plant rounds, operational activities, and preventive maintenance. These efforts allow staff to identify early signs of deterioration, operational inefficiencies, or potential failure points. Identified concerns are communicated through the appropriate channels for evaluation and corrective action. Risk analyses are also incorporated into capital improvement planning, and long-term projects are assigned a criticality ranking based on consequence, likelihood, and redundancy.

To support emergency preparedness, the Lancaster WRP has an Emergency Action/Fire Prevention Plan and Ammonia Risk Management Plan that provide procedures for safety, emergency evacuation, and personnel accountability following an emergency incident.

MSR Determinations Present and Planned Capacity

Determination 4-25: CSD 14 provides regional wastewater collection, conveyance, treatment, disposal, and recycled water services through its regional trunk sewer system and the Lancaster Water Reclamation Plant (WRP).

Determination 4-26: CSD 14 operates approximately 64 miles of gravity trunk sewers and provides wastewater service to approximately 51,296 residential, 1,518 commercial, and 18 industrial connections.

Determination 4-27: The Lancaster WRP provides primary, secondary, and tertiary wastewater treatment with an average daily design capacity of 18 MGD. During calendar year 2025, the WRP received an average daily influent flow of 14.5 MGD, with a peak daily influent flow of 19.7 MGD.

Determination 4-28: Projected wastewater flows remain below the Lancaster WRP's current 18 MGD design capacity through at least 2047 of the 2050 planning horizon. However, the current average daily flow of 14.5 MGD is at or slightly above the District's 80 percent planning threshold of 14.4 MGD. Therefore, continued evaluation of future treatment capacity expansion and related infrastructure improvements is recommended.

Determination 4-29: The District's Facilities Plan adopted in 2004 continues to serve as the primary long-range planning document for the District's wastewater facilities. However, the growth assumptions contained in the Facilities Plan did not materialize as anticipated. Therefore, it is recommended that the Plan be updated to reflect current planning conditions.

Determination 4-30: Future treatment capacity needs will depend on projected wastewater flows, treatment loadings, and evolving regulatory requirements. Continued evaluation of District's treatment capacity, PFAS treatment, recycled water infrastructure, and other regulatory compliance needs is necessary to support long-term capital planning as future conditions change.

Determination 4-31: Wet-weather infiltration and inflow are identified as a significant operational concern for both the collection system and the Lancaster WRP. Planned collection system rehabilitation projects and WRP capital improvements are identified in the CIP to address these operational deficiencies and improve overall system reliability.

Determination 4-32: CSD 14 participates in a Joint Administration Agreement with the other County Sanitation District of Los Angeles, under which administrative personnel, equipment, and support services are shared among the districts to achieve operational efficiencies and economies of scale.

Determination 4-33: •No additional opportunities for shared treatment facilities were identified for CSD 14.

Governance Structure Options

The MSR did not identify significant current service deficiencies for CSD 14. The District generally has adequate financial capacity and ongoing capital improvement programs to support existing and anticipated service demands.

Since CSD 14 and CSD 20 provide wastewater services within the Antelope Valley and have contiguous boundaries, a 2024 study evaluated whether consolidating the Districts could improve the efficiency, effectiveness, affordability, and sustainability of wastewater services.[81] Successful consolidations typically involve shared infrastructure, a history of collaboration, redundant administrative functions, clear financial benefits, and similar rate structures.

However, the study identified several differences between the Districts that limit the feasibility of consolidation. First, the Districts have distinct financial structures, including different revenue bases, reserve levels, customer bases, and capital improvement needs. CSD 14 serves an older wastewater system with greater long-term pipeline replacement needs, while CSD 20 faces higher near-term capital expenditures. Additionally, the Districts have different operating cost structures, with CSD 14 benefiting from lower per-unit operating costs due to its larger service area, while CSD 20's rates are approximately 28 percent higher and are projected to diverge further over the next two decades.

Because improving efficiency was the primary objective of the consolidation analysis, the study compared both Districts' operations against national operations and maintenance (O&M) performance benchmarks. The study determined that both Districts operate efficiently despite relatively high operating costs and stringent State regulatory requirements, indicating that most operational and administrative efficiencies have already been achieved through CSD's centralized administrative structure under the joint administrative agreement.

The study also indicated that further consolidation is constrained by the lack of shared wastewater infrastructure, as each District maintains and operates its own wastewater collection system and water reclamation plant (WRP). The study further determined that physically interconnecting the two systems would require an estimated capital investment of up to $549 million, resulting in higher customer rates while providing only limited operational benefits.

[81] County Sanitation Districts Nos. 14 and 20 of Los Angeles County Consolidation Feasibility Study. Final Report. November 19, 2024.

Alternatively, if consolidation were to occur without physically connecting the Districts' systems, the consolidated district would still be required to maintain separate rate areas and financial records to comply with Proposition 218, which requires rates to remain proportional to the cost of service.

Accordingly, the study concluded that consolidation is not operationally beneficial or cost-justified under current conditions. Similarly, this MSR has not identified any alternative governance structure options for CSD 14.

MSR Determinations

Agency Overview

- CSD 14 provides regional wastewater conveyance, treatment, disposal, and water reclamation services to the City of Lancaster, limited portions of northern and northwestern Palmdale, and surrounding unincorporated areas of Los Angeles County.

- CSD 14 maintains a larger than sphere of influence that extends beyond the District's boundaries, including portions of Lancaster, limited areas of northern Palmdale, and adjacent unincorporated territory in the Antelope Valley.

- Annexations to the District are generally initiated when a property owner or developer seeks wastewater service, after which the District evaluates the proposal for compliance with applicable technical requirements before submitting the application to Los Angeles County LAFCO for consideration.

- In the past five years, seven annexations to CSD have been approved to provide wastewater services.

- CSD 14 provides extraterritorial services to several facilities outside its jurisdictional boundary, including the California State Prison–Los Angeles County, the Mira Loma Detention Center complex, and aerospace facilities associated with United States Air Force Plant 42. The District initiated wastewater service to the facilities described above prior to the January 1, 2001 cutoff and qualify for the exemption of LAFCO approval outlined in Government Code Section 56133 (e)(4).

- Although most developed areas within the District are connected to the public sewer system, certain properties remain unserved where local collector sewers have not been constructed. The District estimates that approximately 490 septic systems remain in use, primarily within less developed areas of the District.

Accountability And Governance

- CSD 14 is governed by a three-member Board of Directors representing Lancaster, Palmdale, and the unincorporated territory within the District. The appointment of alternates by the applicable city councils and County Board of Supervisors supports continuity of District governance when a regular director is absent, unable, or unwilling to act.

- CSD 14 largely complies with State requirements related to the Brown Act by posting agendas within the required timeline and providing access to archived agendas, minutes, and other meeting materials through the centralized CSD agenda management platform.

- The District also generally complies with State website transparency requirements (SB 929) through the centralized CSD website that includes the required contact

information and Enterprise Catalog (SB 272). CSD also submits annual financial transaction and compensation reports to the State Controller's Office as required.

- It is recommended that CSD 14 make completed and up-to-date ethics, sexual harassment prevention, and fiscal and financial training records, as applicable, and Form 700 filings for Board members and other designated officials readily available on its website to further support transparency and accountability.

- CSD 14 engages the public through Board meetings, its website, social media platforms, construction notifications, agency alerts, educational programs, and facility tours. In accordance with the California Public Records Act, CSD also maintains an online records portal that allows members of the public to submit requests, communicate with staff, and track the status of their requests.

- CSD 14 demonstrated accountability through its disclosure of information and cooperation with LAFCO questionnaires and other requests for information.

Growth and Population Projections

- As of 2026, CSD 14 serves an estimated population of approximately 212,000, representing an increase of roughly six percent from 2020 and a compounded annual growth rate of approximately one percent.

- Population projections for jurisdictions overlapping CSD 14 indicate slower future growth, with Lancaster and Palmdale each projected to grow at approximately 0.2 percent annually through 2050, and unincorporated Los Angeles County projected to grow at approximately 0.6 percent annually.

- Population growth within CSD 14 is influenced by land use designations, General Plan policies, and zoning regulations adopted by the land use authorities, including the cities of Lancaster and Palmdale, as well as Los Angeles County.

- Land use patterns within CSD 14's boundaries and SOI include urban residential, mixed-use, commercial, industrial, public/semi-public, open space, and rural land use.

- The General Plans for Lancaster, Palmdale, and Los Angeles County generally direct growth toward infill, mixed-use, designated project and economic opportunity areas, while preserving rural land uses in less developed unincorporated areas.

- Planned and proposed residential development in the area and associated annexations are likely to be primary population and growth drivers within CSD 14's boundaries and SOI.

- Will Serve requests submitted to CSD and pending annexations reflect ongoing development activity and proposed projects seeking wastewater service within CSD 14's existing boundaries or in areas requiring annexation before service can be extended.

- As of early 2026, CSD 14 has received Will Serve requests for a total of 427 proposed single-family homes within the District's boundaries and SOI. In addition,

two pending annexations within the SOI would add 298 proposed single-family homes to the District's service area. As of 2026, CSD 14 serves an estimated population of approximately 212,000, representing an increase of roughly six percent from 2020 and a compounded annual growth rate of approximately one percent.

The Location and Characteristics of Disadvantaged Unincorporated Communities Within or Contiguous to the Agency's SOI

- LA LAFCO's High Desert DUC map uses the 2016–2020 American Community Survey (ACS) and identifies disadvantaged unincorporated areas with a median household income (MHI) of less than $62,939, representing approximately 80 percent of the statewide MHI. This review applies LA LAFCO's income threshold and classification in evaluating DUCs within or contiguous to CSD 14's sphere of influence (SOI).

- LA LAFCO's High Desert DUC map identifies disadvantaged unincorporated areas to the north, east, and southwest of Lancaster. The map provides the geographic reference for evaluating the location of these communities relative to CSD 14's jurisdictional boundary and SOI.

Present and Planned Capacity of Public Facilities and Adequacy of Public Services, Including Infrastructure Needs and Deficiencies

- CSD 14 provides regional wastewater collection, conveyance, treatment, disposal, and recycled water services through its regional trunk sewer system and the Lancaster Water Reclamation Plant (WRP).

- CSD 14 operates approximately 64 miles of gravity trunk sewers and provides wastewater service to approximately 51,296 residential, 1,518 commercial, and 18 industrial connections.

- The Lancaster WRP provides primary, secondary, and tertiary wastewater treatment with an average daily design capacity of 18 MGD. During calendar year 2025, the WRP received an average daily influent flow of 14.5 MGD, with a peak daily influent flow of 19.7 MGD.

- Projected wastewater flows remain below the Lancaster WRP's current 18 MGD design capacity through at least 2047 of the 2050 planning horizon. However, the current average daily flow of 14.5 MGD is at or slightly above the District's 80 percent planning threshold of 14.4 MGD. Therefore, continued evaluation of future treatment capacity expansion and related infrastructure improvements is recommended.

- The District's Facilities Plan adopted in 2004 continues to serve as the primary long-range planning document for the District's wastewater facilities. However, the growth assumptions contained in the Facilities Plan did not materialize as

anticipated. Therefore, it is recommended that the Plan be updated to reflect current planning conditions.

- Future treatment capacity needs will depend on projected wastewater flows, treatment loadings, and evolving regulatory requirements. Continued evaluation of District's treatment capacity, PFAS treatment, recycled water infrastructure, and other regulatory compliance needs is necessary to support long-term capital planning as future conditions change.

- Wet-weather infiltration and inflow are identified as a significant operational concern for both the collection system and the Lancaster WRP. Planned collection system rehabilitation projects and WRP capital improvements are identified in the CIP to address these operational deficiencies and improve overall system reliability.

- CSD 14 participates in a Joint Administration Agreement with the other County Sanitation District of Los Angeles County, under which administrative personnel, equipment, and support services are shared among the districts to achieve operational efficiencies and economies of scale.

- No additional opportunities for shared treatment facilities were identified for CSD 14.

Financial Ability of Agencies to Provide Services

- CSD 14 has the financial ability to provide services within its existing boundaries and potential annexation areas. The District currently maintains a strong financial position to provide services and follows policies and practices to ensure the provision of services to new development.

- All LA County sanitation districts have established and implemented financial policies to ensure that new growth "pays for itself". The District requires that agencies receiving property taxes from the proposed annexation area sign a tax sharing agreement whereby CSD 14 will receive a share of the incremental change in ad valorem taxes (the basic 1 percent property tax on assessed value). Before physical connection to the sewer system, project developers must pay connection fees for a proportionate share of the District's assets.

Status of and Opportunities for Shared Facilities

- CSD 14 participates in a Joint Administration Agreement with the other County Sanitation District of Los Angeles County, under which administrative personnel, equipment, and support services are shared among the districts to achieve operational efficiencies and economies of scale.

- No additional opportunities for shared treatment facilities were identified for CSD 14.

Accountability for Community Service Needs, Including Governmental Structure and Operational Efficiencies

- CSD 14 is governed by a three-member Board of Directors representing Lancaster, Palmdale, and the unincorporated territory within the District. The appointment of alternates by the applicable city councils and County Board of Supervisors supports continuity of District governance when a regular director is absent, unable, or unwilling to act.

- CSD 14 largely complies with State requirements related to the Brown Act by posting agendas within the required timeline and providing access to archived agendas, minutes, and other meeting materials through the centralized CSD agenda management platform.

- The District also generally complies with State website transparency requirements (SB 929) by maintaining a website that includes the required contact information and Enterprise Catalog (SB 272). The District also submits annual financial transaction and compensation reporting to the State Controller's Office as required.

- It is recommended that CSD 14 make completed and up-to-date ethics, sexual harassment prevention, and fiscal and financial training records, as applicable, and Form 700 filings for Board members and other designated officials readily available on its website to further support transparency and accountability.

- CSD 14 engages the public through Board meetings, its website, social media platforms, construction notifications, agency alerts, educational programs, and facility tours. In accordance with the California Public Records Act, CSD also maintains an online records portal that allows members of the public to submit requests, communicate with staff, and track the status of their requests.

- CSD 14 demonstrated accountability through its disclosure of information and cooperation with LAFCO questionnaires and other requests for information.

Any Other Matter Related to Effective or Efficient Service Delivery as Required by Commission Policy:

- None

Proposed SOI Determinations

LAFCO is required to prepare a written statement of determination with respect to the following areas when updating a special district's Sphere of Influence, as specified by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

Present and planned land uses in the area, including agricultural and open-space lands

- The District is not a land use authority and does not hold primary responsibility for implementing growth strategies.
- Land use patterns within CSD 14's boundaries and SOI include urban residential, mixed-use, commercial, industrial, public/semi-public, open space, and rural land use.
- The General Plans for the cities of Lancaster and Palmdale, and for Los Angeles County generally, direct growth toward infill, mixed-use, designated project, and economic opportunity areas, while preserving rural land uses in less developed unincorporated areas.

Present and probable need for public facilities and services in the area

- Planned and proposed residential development in the area, as well as pending annexations, indicate continued need for wastewater services.

Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide

- The District currently provides adequate wastewater collection, conveyance, treatment, and recycled water services. The Lancaster WRP is operating within its 18 MGD design capacity, although average flows are near the District's 80 percent planning threshold. Continued capital improvements, capacity evaluation, and updated long-range facilities planning are essential to address wet-weather infiltration and inflow, regulatory requirements, and future service demands.

Existence of any social or economic communities of interest in the area

- Disadvantaged unincorporated communities (DUCs) are identified within unincorporated portions of the District and the SOI.

Present and probable need for public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence

- There is an ongoing need for wastewater services for disadvantaged communities within the District, with no substantial changes to existing service needs anticipated. Disadvantaged communities within the SOI should be considered when planning for potential annexations or reorganizations, particularly regarding how those changes could affect access to wastewater services and the cost of providing services.

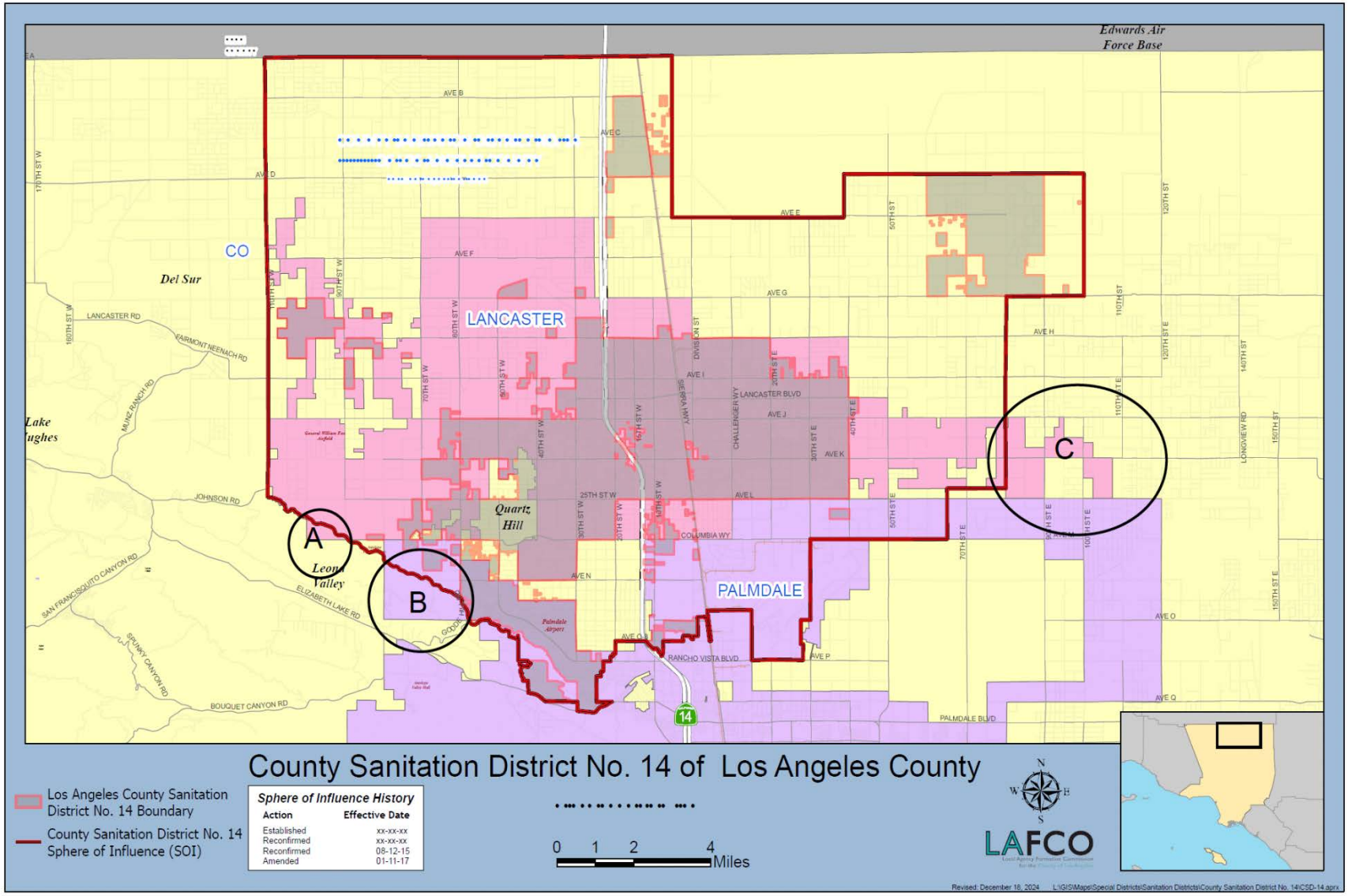
Recommended Sphere of Influence Boundary

The current SOI generally encompasses the areas anticipated for future service by CSD 14; however, several fringe areas within the incorporated boundaries of Lancaster and Palmdale remain outside the District's SOI. These include the areas identified on Figure 4-12 as Area "A" in southwestern Lancaster, Area "B" in northwestern Palmdale, and Area "C" in southeastern Lancaster.

Given their location within the incorporated cities and their proximity to the District's existing SOI, it is recommended that the District's SOI be updated to include these areas, provided that the District is willing and has the capacity to provide service and that the necessary infrastructure is available or can be extended to serve these areas.

More broadly, there are areas where CSD 14's SOI does not align with the City of Lancaster's SOI. Lancaster is currently undergoing a Municipal Service Review process that may result in an updated SOI boundary. Following completion of that process, it is recommended that CSD 14's SOI be further evaluated to determine whether additional adjustments are appropriate to better align with Lancaster's updated SOI and future service needs.

Figure 4-14: County Sanitation District No. 14 of Los Angeles County SOI and Recommended Additions Subject to District Consideration



5. COUNTY SANITATION DISTRICT 20

Agency Overview

Originally formed on August 7, 1951, the County Sanitation Districts No. 20 of Los Angeles County (CSD 20) is one of the two districts established to provide regional wastewater conveyance, treatment, disposal, and water reclamation services in the Antelope Valley. The District primarily serves most of the City of Palmdale and portions of the surrounding unincorporated areas of Los Angeles County. The population within the District's boundary is estimated at approximately 137,000.

Topographically, the District is located within the Antelope Valley of northern Los Angeles County, a roughly 2,400-square-mile high-desert region in the western Mojave Desert. The valley is bordered by the Tehachapi Mountains to the northwest and the San Gabriel and Sierra Pelona mountain ranges to the south and southwest. Elevations generally range from approximately 2,300 to 3,500 feet above mean sea level, with Palmdale and much of the central valley floor situated near the lower end of this range. [82]

The District was last included in the Los Angeles LAFCO High Desert Municipal Service Review adopted on August 25, 2004, and was subsequently included in the systemwide Los Angeles County Sanitation Districts Municipal Service Review adopted in May 2005. The 2005 MSR evaluated the services and infrastructure of the County Sanitation Districts of Los Angeles County, including the Palmdale Water Reclamation Plant (WRP).

The District's principal act is the County Sanitation District Act of 1923, codified under California Health and Safety Code sections 4700–4858. Based on this principal act, County Sanitation Districts are legally empowered to provide a broad range of municipal and environmental services. At present, the District's active services are explicitly limited to regional wastewater collection, trunk sewer transmission, wastewater treatment, and recycled water production. All remaining statutory powers authorized under its principal act—including solid waste/trash pickup, storm drainage, stormwater and dry-weather runoff, and street sweeping—are not actively provided and are cataloged as latent powers. Pursuant to California law and regional regulatory frameworks, these unexercised functions are legally frozen and "need to be formally activated by LAFCO at a noticed public hearing" before the District can legally begin providing them.

[82] U.S. Geological Survey, Geohydrology and Mathematical Simulation of the Antelope Valley Ground-Water Basin, California, Water-Resources Investigations

Figure 5-1: County Sanitation District 20 Profile

COUNTY SANITATION DISTRICT 20			
Contact Information			
Contact:	Robert Ferrante, Chief Engineer and General Manager.		
Email:	info@CSD.org		
Mailing Address:	P.O. Box 4998, Whittier, CA 90607-4998	Website:	www.CSD.org
Physical Address:	1955 Workman Mill Road, Whittier, CA 90601		
Phone:	(562) 908-4288, ext. 2301 for general information; ext. 1500 for Robert Ferrante		
Formation Information			
Date of Formation:	August 7, 1951	District type:	Dependent special district
Governing Body			
Governing Body:	Board of Directors	Members:	Eric Ohlsen, Mayor of Palmdale; Laura Bettencourt, Palmdale City Councilmember; and Hilda L. Solis, Chair of the Los Angeles County Board of Supervisors. Designated alternates are Austin Bishop, Mayor Pro Tem. Kathryn Barger, respectively.
Manner of Selection:	Ex officio, based on the public office held; alternates are appointed by the applicable city council or Board of Supervisors.	Length of term:	Ex officio; service continues while the director holds the qualifying city or County office..

Meeting Location:	Antelope Valley Transit Authority, 42210 6th Street West, Lancaster, CA 93534	Meeting date:	Second Thursday of each month at 11:30 a.m., unless otherwise noted.
Mapping and Population			
GIS (Geographic Information System) Date:	December 18, 2024	Population (2026):	137,000
Purpose			
Enabling Legislation:	County Sanitation District Act, California Health and Safety Code §§4700–4859	Empowered Services:	Wastewater collection, conveyance, treatment, disposal, beneficial reuse.
Services Provided	Regional wastewater conveyance; trunk-sewer maintenance; primary, secondary, and tertiary wastewater treatment; treatment-facility operation and maintenance; recycled-water production, storage, management, distribution, and delivery; and groundwater monitoring.		
Area Served			
Size:	42.4 square miles	Location:	Antelope Valley in northern Los Angeles County, including most of Palmdale and surrounding unincorporated territory.
Current SOI:	Larger than SOI encompassing additional portions of Palmdale and surrounding unincorporated territory in the Antelope Valley outside the District's jurisdictional boundary.	Most recent SOI update:	January 11, 2017, amended. The SOI was previously reconfirmed on August 12, 2015.

Boundaries

CSD 20 encompasses a jurisdictional area of approximately 42.4 square miles in the Antelope Valley of northern Los Angeles County. The District's boundaries primarily include developed portions of central and southern Palmdale and adjacent unincorporated areas. The District's boundary is irregular and includes several noncontiguous areas and individual parcels that have been incorporated into the District separately from its principal jurisdictional area.

The principal portion of the District extends across central Palmdale, generally from Rancho Vista Boulevard and Avenue P on the north to Avenue S and the southern portions of the city. The central boundary extends east and west of State Route 14 and includes much of Palmdale's developed urban area along Sierra Highway, Palmdale Boulevard, 10th Street West, and 20th Street East. Several properties and internal pockets within and along Palmdale's municipal boundaries are not included within the District.

Additional District territory is located north and east of the principal boundary. These areas include separate parcels near Palmdale Regional Airport and the U.S. Air Force Plant 42 complex, smaller properties north of Avenue P, and territory extending east toward approximately 150th Street East. The District also includes smaller isolated parcels near Avenue S, Barrel Springs Road, and the southern and eastern edges of Palmdale. CSD 20 does not encompass the entire City of Palmdale. Portions of northern and northwestern Palmdale are located within CSD 14, while other incorporated and unincorporated pockets are outside both Districts' jurisdictional boundaries. CSD 20 also includes portions of unincorporated Los Angeles County along Palmdale's western, southern, and eastern edges.[83]

The western portion of the District extends from central Palmdale toward Elizabeth Lake Road, Godde Hill Road, Rancho Vista Boulevard, and Bouquet Canyon Road. This area includes developed neighborhoods and less densely developed territory along Palmdale's western and southwestern edges. The boundary becomes increasingly irregular in this area and includes several separate parcels and extensions into adjacent unincorporated Los Angeles County.[84]

Recent Annexations

Annexations are generally initiated when a property owner or developer seeks wastewater service for property located outside the District's jurisdictional boundary. The applicant first

[83] Los Angeles County Local Agency Formation Commission, County Sanitation Districts Nos. 14 and 20 of Los Angeles County Boundary and Sphere of Influence Maps, revised December 18, 2024.
[84] Los Angeles County Local Agency Formation Commission, County Sanitation District No. 20 Boundary and Sphere of Influence Map, revised December 18, 2024.

submits the required materials and processing fees to CSD. If the proposal meets CSD's applicable eligibility and technical requirements, the CSD 20 Board of Directors adopts a resolution of application requesting annexation, and the proposal is submitted to Los Angeles County LAFCO for consideration. As of September 2026, Figure 5-2 summarizes annexations to CSD 20 approved by LAFCO during the past five years, including the approval date, date of recordation, annexation number, LAFCO resolution, and description of the affected territory. Approved annexations that have not been recorded are identified separately.

Figure 5-2: Annexations to CSD 20, 2021-2026

APPROVAL DATE	LAFCO FILE NO./ RESOLUTION	RECORDATION DATE	DESCRIPTION
July 13, 2022.	Annexation 102/ 2022-00PR	7/18/2023	2.56 acres of uninhabited territory. The affected territory is located on the south side of Avenue L approximately 400 feet east of 60th Street East, all within the City of Palmdale.
May 8, 2024	Annexation No. 103/ 2024-18RMD	6/12/2024	South side of Elizabeth Lake Road at Ranch Center Drive and north of Avenue S at Westland Drive, within the City of Palmdale. Approximately 390.95 acres [85]
March 12, 2025	Annexation No. 104/ 2025-07RMD	4/17/2025	Southeast corner of 65th Street East and Palmdale Boulevard, within the City of Palmdale. Approximately 30.91 acres. [86]
In Progress	Annexation 101	In Progress	39.29 acres of uninhabited territory. The affected territory is located on the north side of Pear Blossom Highway, southeast of Fort Tejon Road, all within the City of Palmdale.

[85] Los Angeles County Local Agency Formation Commission, May 8, 2024 Agenda and Staff Reports; Los Angeles County LAFCO, May 2024 CEQA Notices.
[86] Los Angeles County Local Agency Formation Commission, March 12, 2025 Agenda and Staff Reports; Los Angeles County LAFCO, April 9, 2025, Agenda and Approved March 12, 2025 Minutes.

Service Area

The CSD 20 service area is primarily concentrated within the developed portions of Palmdale, including the city's central, southern, eastern, and western areas. The District also serves adjacent unincorporated areas of Los Angeles County.

Wastewater generated within the service area is conveyed through local collector sewers and the District's regional trunk-sewer system to the Palmdale Water Reclamation Plant(WRP). Local collector sewers within incorporated areas are generally owned and maintained by the applicable city. Los Angeles County owns most local sewers in unincorporated areas, while the Los Angeles County Consolidated Sewer Maintenance District operates and maintains them. CSD 20 owns, operates, and maintains the regional wastewater conveyance and treatment facilities.

Unserved Areas

Within the District's boundaries, certain properties are not connected to the public sewer system, particularly in less developed areas where local collector sewers have not been constructed. The District estimates that approximately 250 septic systems remain in use, with the greatest concentration located between Division Street and 35th Street East and between East Avenue P and East Avenue S. Extension of wastewater service to these properties would require construction of local sewer infrastructure connecting them to the District's regional system.

Extraterritorial Services

In addition to providing service within its boundary, the District provides wastewater service by contract to certain facilities outside its principal service area. These facilities include two aerospace companies and a United States Air Force facility located on the southern side of the United States Air Force Plant 42 complex, generally south of Columbia Way and east of Sierra Highway.[87]

The District reported that the Lockheed Martin Corporation's Plant generates an average wastewater flow of approximately 104,000 gallons per day (gpd). The information provided does not identify which facilities operate under separate agreements or describe the individual contract terms.

Government Code Section 56133 generally requires a district to obtain written LAFCO approval before providing new or extended services by contract or agreement outside its

87 Contract start date: Lockheed Martin – October 23, 1968.

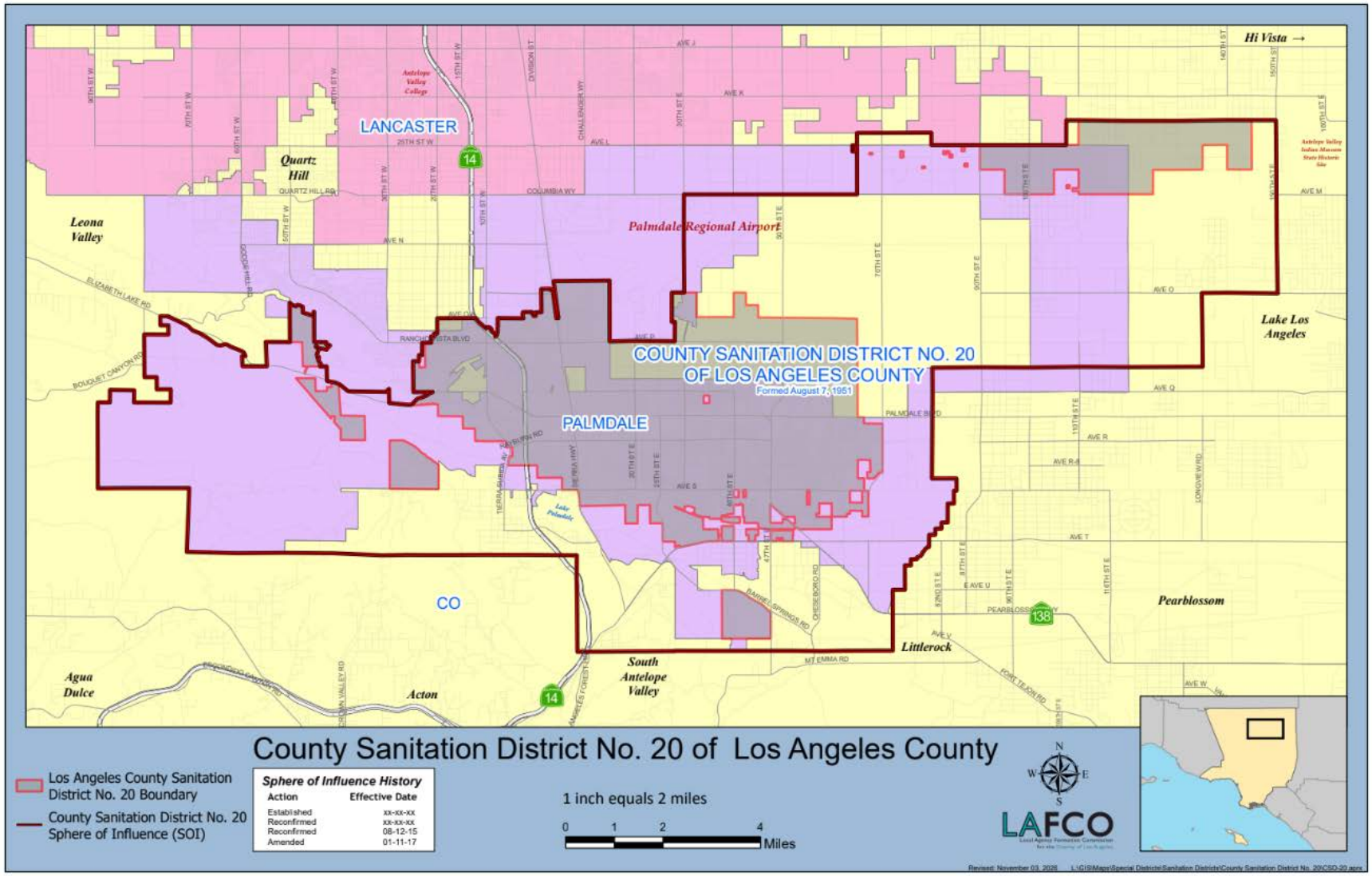
jurisdictional boundary. However, subdivision (e)(4) exempts services that the District was providing on or before January 1, 2001. It has been confirmed that the District initiated wastewater service to the facilities described above prior to the January 1, 2001 cutoff and qualify for this exemption.

Sphere of Influence

As shown in Figure 5-3, CSD 20 has a larger than sphere of influence (SOI) (SOI) spanning approximately 135 square miles and includes additional portions of Palmdale and surrounding unincorporated territory in the Antelope Valley. The SOI identifies areas that may be considered for future annexation and does not indicate that the District currently provides wastewater service or maintains infrastructure throughout the area. Service outside the District's jurisdictional boundary is limited to the contract service areas previously discussed under *Service Area*.

The District's SOI was reconfirmed on August 12, 2015, and last amended on January 11, 2017.

Figure 5-3: County Sanitation District 20 Boundaries and SOI



MSR Determinations and Agency Overview

Determination 5-1: CSD 20 provides regional wastewater conveyance, treatment, disposal, and water reclamation services to most of the City of Palmdale.

Determination 5-2: CSD 20 maintains a larger than sphere of influence that extends beyond the District's jurisdictional boundaries, including the majority of Palmdale and adjacent unincorporated areas.

Determination 5-3: Annexations to the District are generally initiated when a property owner or developer seeks wastewater service, after which the District evaluates the proposal for compliance with applicable technical requirements before submitting the application to Los Angeles County LAFCO for consideration.

Determination 5-4: In the past five years, two annexations to CSD 20 have been approved to provide wastewater service.

Determination 5-5: CSD 20 provides extraterritorial services to facilities located outside its jurisdictional boundary, including two aerospace companies and a United States Air Force facility associated with Plant 42 located south of Columbia Way and east of Sierra Highway. The District initiated wastewater service to the facilities described above prior to the January 1, 2001 cutoff and qualify for the exemption of LAFCO approval outlined in Government Code Section 56133 (e)(4).

Determination 5-6: Although most developed areas within the District are connected to the public sewer system, certain properties remain unserved where local collector sewers have not been constructed. The District estimates that approximately 250 septic systems remain in use.

Accountability And Governance

Governing Body

CSD 20 is governed by a three-member Board of Directors composed of the Mayor of Palmdale, a member of the Palmdale City Council, and the Chair of the Los Angeles County Board of Supervisors, who represents the unincorporated territory within the District. The applicable city councils and County Board of Supervisors appoint alternates to serve when a regular director is absent, unable, or unwilling to act.

Board members serve ex officio based on the elected city or County offices they hold and are not separately elected to the District's Board. A director's service continues only while the individual holds the qualifying city or County office. When a county sanitation district is located entirely within one city or consists entirely of unincorporated territory, the full city council or County Board of Supervisors, respectively, serves as the district's board of directors. County sanitation district boundaries are often established based on drainage areas and may not follow city or other political boundaries.

Directors do not serve separate fixed terms on the District's Board. Pursuant to California Health and Safety Code § 4730, Board membership is tied to the applicable presiding office rather than the individual officeholder, and a director's service ends when the individual no longer holds the qualifying city or County office.

Regular Board meetings are generally held at 11:30 a.m. on the second Thursday of each month at the Antelope Valley Transit Authority, located at 42210 6th Street West in Lancaster. Members of the public may attend regular meetings in person or remotely through Zoom or by telephone.

The District complies with the Ralph M. Brown Act[88] (Government Code §§ 54954.2 and 54956), as amended by AB 2257, by posting agendas online through the integrated agenda-management platform and in a physical location freely accessible to the public at the main administrative offices at least 72 hours prior to regular meetings and at least 24 hours prior to special meetings.

Government Code § 54954.2 also requires online agendas to be accessible through a prominent direct link or qualifying integrated agenda-management platform and to be posted in a retrievable, downloadable, indexable, electronically platform-independent, and machine-readable format.

[88] California Government Code, Section 54950, commonly known as the "Brown Act" or "Open Meeting Law," establishes requirements and restrictions for meetings of local legislative bodies. The law ensures public access to these meetings, facilitating public participation and promoting transparency in local government decision-making.

Consistent with this requirement, the CSD website homepage provides a direct link to the centralized agenda-management platform, which provides the most recent agenda for each Sanitation District.

The website also provides public access to District agendas, agenda packets, and meeting minutes through the centralized agenda-management platform. The dedicated District webpage maintains archives of agendas and meeting minutes issued before implementation of the current platform.

Training and Certifications

To support effective governance, accountability, and transparency, State law requires local agency officials to complete specified training with financial disclosure requirements.

AB 1234 (Chapter 700, Statutes of 2005) requires Board members to complete at least two hours of ethics training within six months of commencing service and every two years thereafter. The training addresses ethical principles and laws applicable to public service, including conflicts of interest, restrictions on personal financial gain, government transparency, and the appropriate use of public resources. Board members may satisfy this requirement through the free course provided by the Fair Political Practices Commission (FPPC) or another qualified training provider.

Board members who receive compensation, salary, or a stipend must also complete at least two hours of sexual harassment prevention training within six months of commencing service and every two years thereafter pursuant to AB 1661.

Beginning January 1, 2026, SB 827 requires local agency officials to complete fiscal and financial training every two years. Officials who began serving before January 1, 2026, must complete their initial training before January 1, 2028, unless their terms end before that deadline. Officials who begin serving on or after January 1, 2026, must complete the training within six months of commencing service.

In addition to these training requirements, Board members and other designated officials occupying positions identified in the District's Conflict of Interest Code must file Statements of Economic Interests (Form 700) in accordance with the Political Reform Act (Government Code §§ 81000–81003) to disclose financial interests and identify potential conflicts of interest.

The District complies with the applicable governance training and financial disclosure requirements. To further enhance public transparency, it is recommended that the District post

all training completion records and up to date Form 700 filings for all board members and other applicable personnel on the CSD website.

Website Compliance

Effective January 1, 2020, the Special District Transparency Act (SB 929) requires independent special districts to maintain a website containing specified public information unless the governing body annually adopts a qualifying hardship resolution.

CSD 20 maintains its online presence through the shared CSD website that meets the contact information and Enterprise Systems Catalog (Government Code §6270.5, enacted by SB 272) requirements.

The CSD also demonstrates additional financial transparency by making key financial documents available, including annual comprehensive financial reports, budgets, expense-reimbursement reports, bond documents, financial policies, investment reports, capital improvement program budget plans, and service-charge and connection-fee information.

To ensure full compliance with SB 929 requirements, it is recommended that a direct link to the State Controller's database confirming timely filings of annual financial and compensation reports is added to the website.

Public Engagement

In addition to regular meetings, CSD further engages the public through the shared website and a variety of outreach and communication programs. CSD's website provides access to agency news, planning documents, fact sheets, brochures, and downloadable media of public service announcements related to maintenance and recycled water. CSD also maintains a separate Active Construction website that allows the public to review information on ongoing capital projects throughout the service area. Prior to the start of construction projects, CSD distributes flyers to nearby residences and businesses describing the project, anticipated impact, and agency contact details. [89]

CSD further communicates with the public by maintaining active social media platforms, including Facebook, Instagram, X, and YouTube, to share news, upcoming events, virtual facility tours, and other related information about the Sanitation Districts. Members of the public may also subscribe to agency alerts concerning important events, activities, and sewer-service notices. In addition, CSD provides various environmental education programs for middle

[89] County Sanitation District of Los Angeles County, Request for Information. May 2026.

and high school students and offers group and public tours of selected facilities to educate visitors about the wastewater treatment and water recycling process.

In accordance with the California Public Records Act (CPRA)[90], CSD also maintains an online Records Request Portal that allows users to submit requests, track their status, communicate with staff, and receive responsive records electronically. [91]

[90] Government Code Sections 7920 - 7931 et seq.
[91] County Sanitation District of Los Angeles County, Public Record Requests.

MSR Determinations Accountability And Governance

Determination 5-7: CSD 20 is governed by a three-member Board of Directors representing Lancaster, Palmdale, and the unincorporated territory within the District. The appointment of alternates by the applicable city councils and County Board of Supervisors supports continuity of District governance when a regular director is absent, unable, or unwilling to act.

Determination 5-8: CSD 20 largely complies with State requirements related to the Brown Act by posting agendas within the required timeline and providing access to archived agendas, minutes, and other meeting materials through the centralized CSD agenda management platform.

Determination 5-9: The District generally complies with State website transparency requirements (SB 929) through the centralized CSD website that includes the required contact information and Enterprise Catalog (SB 272). CSD also submits annual financial transaction and compensation reports to the State Controller's Office as required.

Determination 5-10: It is recommended that CSD 20 make completed and up-to-date ethics, sexual harassment prevention, and fiscal and financial training records, as applicable, and Form 700 filings for Board members and other designated officials readily available on its website to further support transparency and accountability.

Determination 5-11: CSD 20 engages the public through Board meetings, its website, social media platforms, construction notifications, agency alerts, educational programs, and facility tours. In accordance with the California Public Records Act, CSD also maintains an online records portal that allows members of the public to submit requests, communicate with staff, and track the status of their requests.

Determination 5-12: CSD 20 demonstrated accountability through its disclosure of information and cooperation with LAFCO questionnaires and other requests for information.

Growth And Population Projections

Population growth within CSD 20's service area is dependent upon land use designations, General Plan policies, and zoning regulations established by the City of Palmdale and Los Angeles County for unincorporated areas within the District's boundaries and SOI.

Land Use

The majority of the central portion of the City of Palmdale within CSD 20's boundaries is designated for low-density single-family residential uses, allowing up to two dwelling units per acre in a semi-rural environment. Other land use designations in the central portion of the City include Residential Neighborhood 2 and Residential Neighborhood 4, which support grouped housing and higher-intensity multifamily residential development; Employment Flex, which allows a mix of light industrial, service, retail, and commercial uses; Health and Wellness; Educational Flex; Mixed-Use; Neighborhood Commercial; Visitor Commercial; Public Facility; Park; School; Aerospace Industrial; and Industrial uses.[92]

Several additional clustered areas throughout Palmdale fall within CSD 20's boundaries, including single-family residential areas allowing up to 4.4 dwelling units per acre south of Barrel Springs Road and south of the California Aqueduct; the Anaverde Nuevo Specific Plan area west of Tierra Subida Avenue; aerospace industrial uses south of the Palmdale Regional Airport; and industrial areas in the northwestern portion of the City south of Avenue L.

The District's service area also includes portions of unincorporated Los Angeles County, where development is governed by the Antelope Valley Area Planning Framework. Land uses in these areas are characterized by a mix of public/semi-public, rural residential, residential, light industrial, and limited mixed-use rural designations. Areas east of the Palmdale Regional Airport are primarily designated for public and semi-public uses.

There are also rural land use designations in portions of the northern and eastern service area, allowing very low-density residential development, equestrian uses, agricultural activities, and related rural uses. Other unincorporated areas include light industrial, low- to medium-density residential, public facility, mixed-use rural, and rural residential designations, reflecting a diverse pattern of development ranging from agricultural and residential uses to industrial and public-serving facilities.[93]

[92] The City of Palmdale, General Plan 2045. Effective October 22, 2022. Amended on April 4, 2025.
[93] Los Angeles County Department of Regional Planning, Antelope Valley Area Plan, June 2015.

Areas within the District's Sphere of Influence (SOI) generally reflect land use patterns similar to those within District boundaries in both the City of Palmdale and the surrounding unincorporated areas.

Land Use Planning Documents

Land use authorities primarily use General Plans as long-term planning tools to guide development and growth management through goals and policies within their respective jurisdictions.

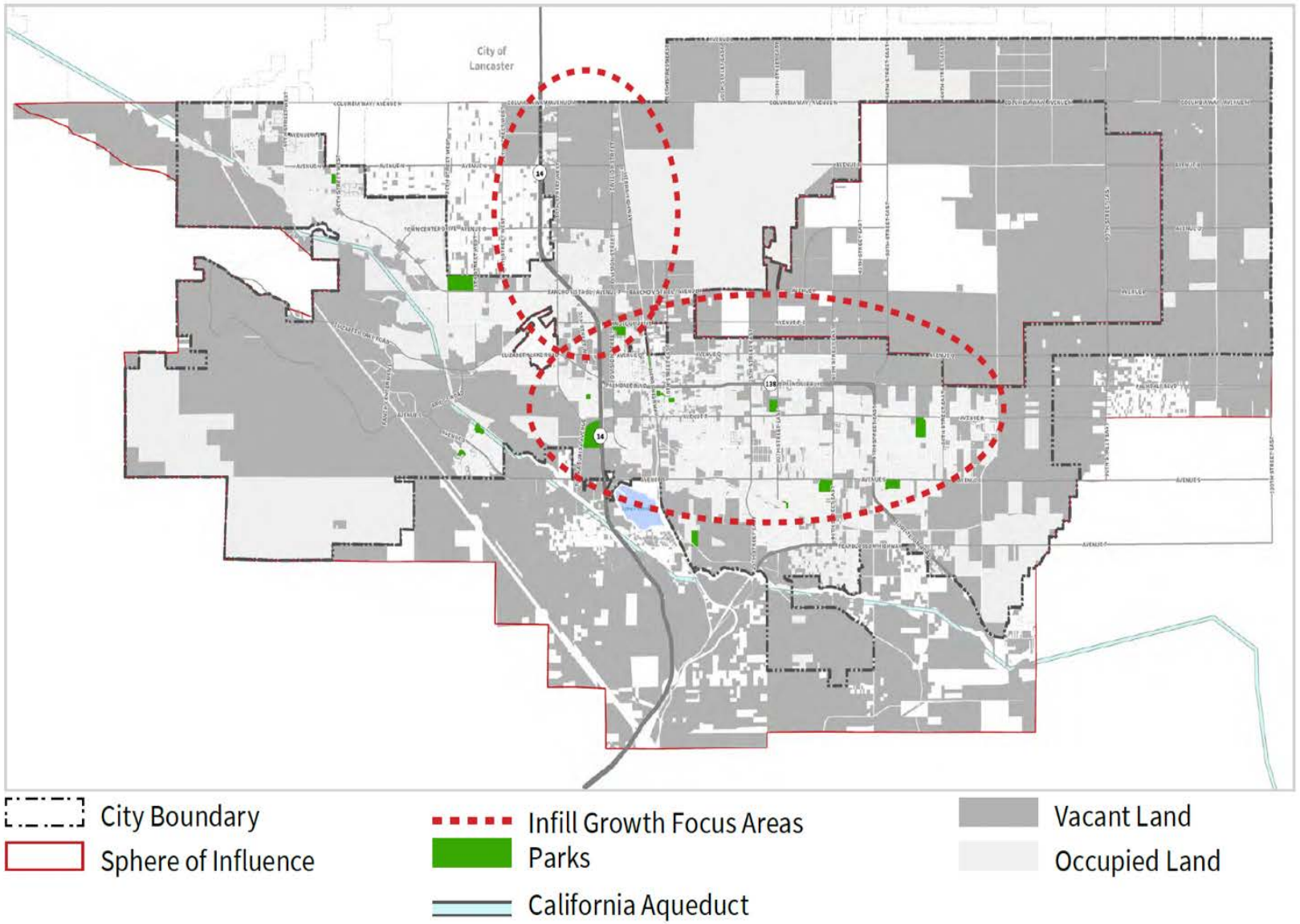
City of Palmdale

The City of Palmdale's General Plan serves as the primary long-range policy document guiding land use, development, and growth through 2045. The General Plan establishes a comprehensive framework for managing growth, including the identification of two main clusters designated as infill growth focus areas to encourage development in urbanized or partially developed areas of Palmdale.

The majority of the CSD 20 service area is located within the Central Portion of the infill growth focus area, which encompasses the downtown and surrounding neighborhoods, forming the city's core urban area. Additionally, the portion of the CSD 20 service area along SR 14, generally bordered by Sierra Highway to the east and Summerwind Drive to the west, is within the Northern Portion, where opportunities for infill within existing developed zones are identified. Because nearly all areas within the District's boundaries lie within preferred growth areas designated to accommodate new housing and mixed-use projects, new development is likely to contribute to increased population growth and demand for CSD 20 services.[94]

[94] The City of Palmdale, General Plan 2045. Effective October 22, 2022. Amended on April 4, 2025. p.64.

Figure 5-4: The City of Palmdale Infill Growth Focus Areas



Unincorporated County Areas

As discussed in Chapter 4, the County's 2035 General Plan includes the Antelope Valley Planning Area framework, implemented through the Antelope Valley Community Standards District program, which establishes local zoning and development standards for communities throughout the Antelope Valley.[95]

Because much of the Antelope Valley area is active agricultural land, a Rural Preservation Strategy is implemented to maintain rural and agricultural land uses in four designated areas: Rural Town Center Areas, Rural Town Areas, Rural Preserve Areas, and Economic Opportunity Areas (EOA).

Portions of CSD 20's service boundaries and SOI outside city limits fall within the Antelope Valley Planning Area. With the exception of the unincorporated County area west of Palmdale Regional Airport, which is designated for aviation uses, the remaining unincorporated areas within CSD 20's boundaries and SOI are within agricultural preserve areas.[96]

Within District boundaries, areas generally located near central Palmdale fall within the Rural Town Area, which accommodates a mix of low-density residential and light agricultural uses while maintaining rural character and limited infrastructure. The area northeast of the Palmdale city limits, extending east into unincorporated County areas, primarily falls within the Rural Preserve Area, where development is limited to very low-density single-family homes and agricultural uses.

A small portion of the area extending east to the unincorporated County areas lies within the County's non-preserve Economic Opportunity Area (EOA), which runs along major infrastructure corridors and is intended to accommodate focused economic growth and development while preserving surrounding rural and ecological lands. Because state and regional agencies plan major infrastructure projects within the EOAs, these projects may contribute to population growth in the area and increased demand for District services.

The unincorporated County areas within CSD 20's outlying territory northeast of Lancaster fall within the Antelope Valley Significant Ecological Area (SEA). This designation is applied by Los Angeles County to recognize and conserve important biological resources, maintain habitat connectivity, and protect biodiversity. The County's SEA Program guides development within

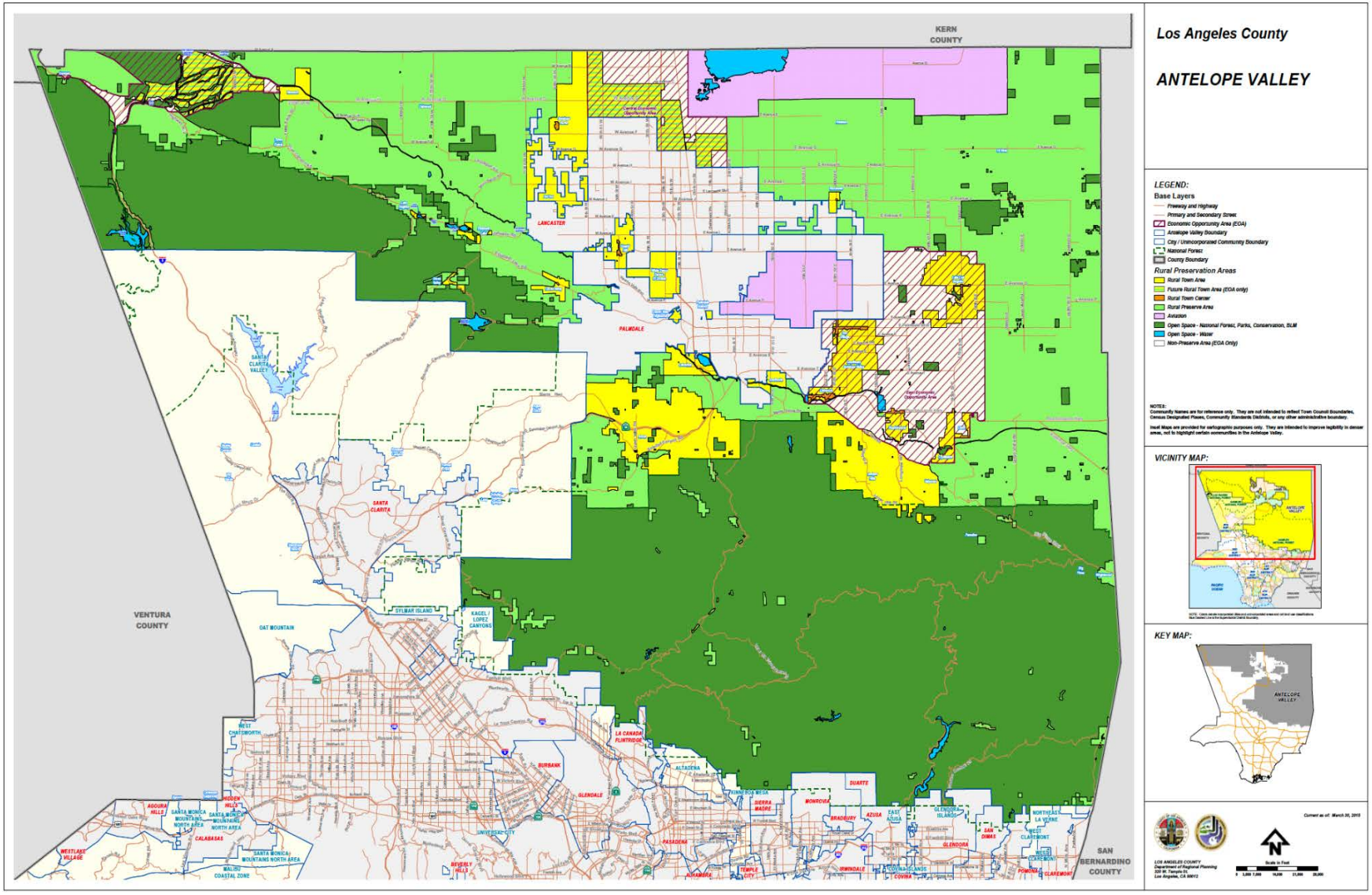
[95] Los Angeles County, General Plan 2035. Planning Areas Framework. Updated 3/11/2025.
[96] Los Angeles County Department of Regional Planning, Antelope Valley Area Plan, June 2015.

these areas through specific review procedures and development standards intended to support their long-term ecological function.

The SEA designation is relevant to the location and design of future District facilities and wastewater service extensions. Proposed improvements affecting these areas must be evaluated for potential impacts on biological resources and consistency with applicable development standards. While the SEA designation does not preclude development, specific review and permitting requirements will depend on the project's location, scope, and eligibility for exemptions.

Unincorporated areas within the District's SOI are also primarily designated as Rural Town Area and Rural Preserve Area, with some open space designated for national forests, parks, conservation, or land managed by the Bureau of Land Management in the southern portions of the SOI, as well as for aviation in the northeastern area. Figure 5-5 illustrates the Antelope Valley Planning Area, including the EOAs and Rural Preservation Areas.

Figure 5-5: Antelope Valley Planning Area



Planned and Proposed Developments

Although the District is not a land use authority, the LA Sanitation Districts have established the Will Serve Program to provide developers with information on available trunk sewer and treatment-plant capacities for proposed projects within the Sanitation Districts' service area. If the proposed project area is outside the Sanitation Districts' jurisdictional boundaries, annexation is required prior to service extension.

As of early 2026, the District reports receiving one Will Serve request for a proposed development within District boundaries consisting of 243 single-family homes. The District has also received two Will Serve requests that require annexations: a development project proposing approximately 182 single-family homes and another proposing approximately 272 single-family homes, both of which are within the CSD 20 SOI.[97]

The District also reports a pending annexation for a proposed development in Palmdale, located south of Elizabeth Lake Road, approximately 400 feet east of Ranch Center Drive. The project proposes the development of 1,679 single-family homes, 355 townhomes, 284 apartment units, one proposed commercial building, and one proposed park. These projects are within the City of Palmdale's Anaverde Nuevo Specific Plan area and the District's SOI.

Existing Population and Projections

To support growth management planning and ensure that wastewater treatment capacity remains adequate to meet future demand, CSD relies on regional growth forecasts adopted by the Southern California Association of Governments (SCAG) when developing design capacities for its wastewater treatment facilities.

As of 2026, CSD 20 serves approximately 137,000 people in portions of the city of Palmdale and adjacent unincorporated areas.[98] This represents an increase of roughly five percent from 2020, when the District's service area population was approximately 129,733, which is equivalent to a compound annual growth rate (CAGR) of 0.9 percent.[99] This is generally consistent with the District's reported population growth of approximately one percent annually over the past decade.[100]

[97] County Sanitation District of Los Angeles County, Request for Information. April 2026.
[98] County Sanitation District of Los Angeles County. Capital Improvement Program, Budget Plan for County Sanitation District No. 20 of Los Angeles. Fiscal Year 2025-26.
[99] County Sanitation District of Los Angeles County. Capital Projects Revenue Refunding Bonds, 2025 Series A, District No. 14.
[100] County Sanitation District of Los Angeles County , Request for Information. April 2026.

Population trends in the jurisdictions that overlap the District's boundaries and SOI also indicate generally stable conditions over the past decade. The City of Palmdale experienced an increase of approximately five percent between 2016 and 2026, corresponding to a CAGR of approximately 0.5 percent. In contrast, the population of unincorporated Los Angeles County declined by approximately six percent over the same period, reflecting a CAGR of -0.6 percent.

Based on the California Department of Finance (DOF) 2026 population estimates and SCAG's 2024 Regional Growth Forecast, the City of Palmdale is projected to experience a CAGR of approximately 0.2 percent between 2026 and 2050. While population across the unincorporated areas of Los Angeles County is projected to increase to approximately 1,132,500 by 2050, reflecting a CAGR of approximately 0.6 percent over the projection period.

Figure 5-6 illustrates historical and projected population trends for the City of Palmdale and unincorporated Los Angeles County, including areas partially within the District's boundaries and SOI.

Figure 5-6: Population Trends and Projections of Jurisdictions Fully or Partially within CSD 20

LOCATION	POPULATION				PROJECTIONS	
	2016	2026	% CHANGE	CAGR (2016 BASE)	2050	CAGR (2026 BASE)
City of Palmdale	158,600	166,118	5%	0.5%	176,200	0.2%
Unincorporated Los Angeles County	1,044,500	983,182	-6%	-0.6%	1,132,500	0.6%
Source: The California Department of Finance, Population Estimates (2026); Southern California Association of Governments, Regional Growth Forecast (2050)						

MSR Determinations Growth And Population

Determination 5-13: As of 2026, CSD 20 serves an estimated population of approximately 137,000, representing an increase of roughly five percent from 2020 and a compounded annual growth rate of approximately 0.9 percent.

Determination 5-14: Population projections for jurisdictions overlapping CSD 20 indicate slower future growth, with Palmdale projected to grow at approximately 0.2 percent annually through 2050, and unincorporated Los Angeles County projected to grow at approximately 0.6 percent annually.

Determination 5-15: Population growth within CSD 20 is influenced by land use designations, General Plan policies, and zoning regulations adopted by the land use authorities, including the City of Palmdale and Los Angeles County.

Determination 5-16: Land use patterns within CSD 20's boundaries and SOI include residential, mixed-use, commercial, industrial, public/semi-public, open space, and rural land uses.

Determination 5-17: The General Plans for Palmdale and Los Angeles County generally direct growth toward infill, mixed-use, transit-oriented, village-center, and economic opportunity areas (EOAs), while preserving rural and lower-density land uses in less developed unincorporated areas.

Determination 5-18: Planned and proposed residential development in the area and associated annexations are likely to be primary population and growth drivers within CSD 20's boundaries and SOI.

MSR Determinations Growth And Population

Determination 5-19: Will Serve requests submitted to CSD and pending annexations reflect ongoing development activity and proposed projects seeking wastewater service within CSD 20's existing boundaries or in areas requiring annexation before service can be extended.

Determination 5-20: As of early 2026, CSD 20 has received Will Serve requests for a total of 697 proposed single-family homes within the District's boundaries and SOI. In addition, one pending annexation within the SOI would add a proposed development consisting of 1,679 single-family homes, 355 townhomes, 284 apartment units, one commercial building, and one public park to the District's service area.

Disadvantaged Unincorporated Communities

LAFCo is required to evaluate disadvantaged unincorporated communities (DUCs) as part of this service review, including the location and characteristics of any such communities. The intent and history of this requirement are discussed in the Background section of this report.

A DUC is defined as an area with 12 or more registered voters, or as otherwise determined by Commission policy, where the median household income (MHI) is less than 80 percent of the statewide annual median.[101]

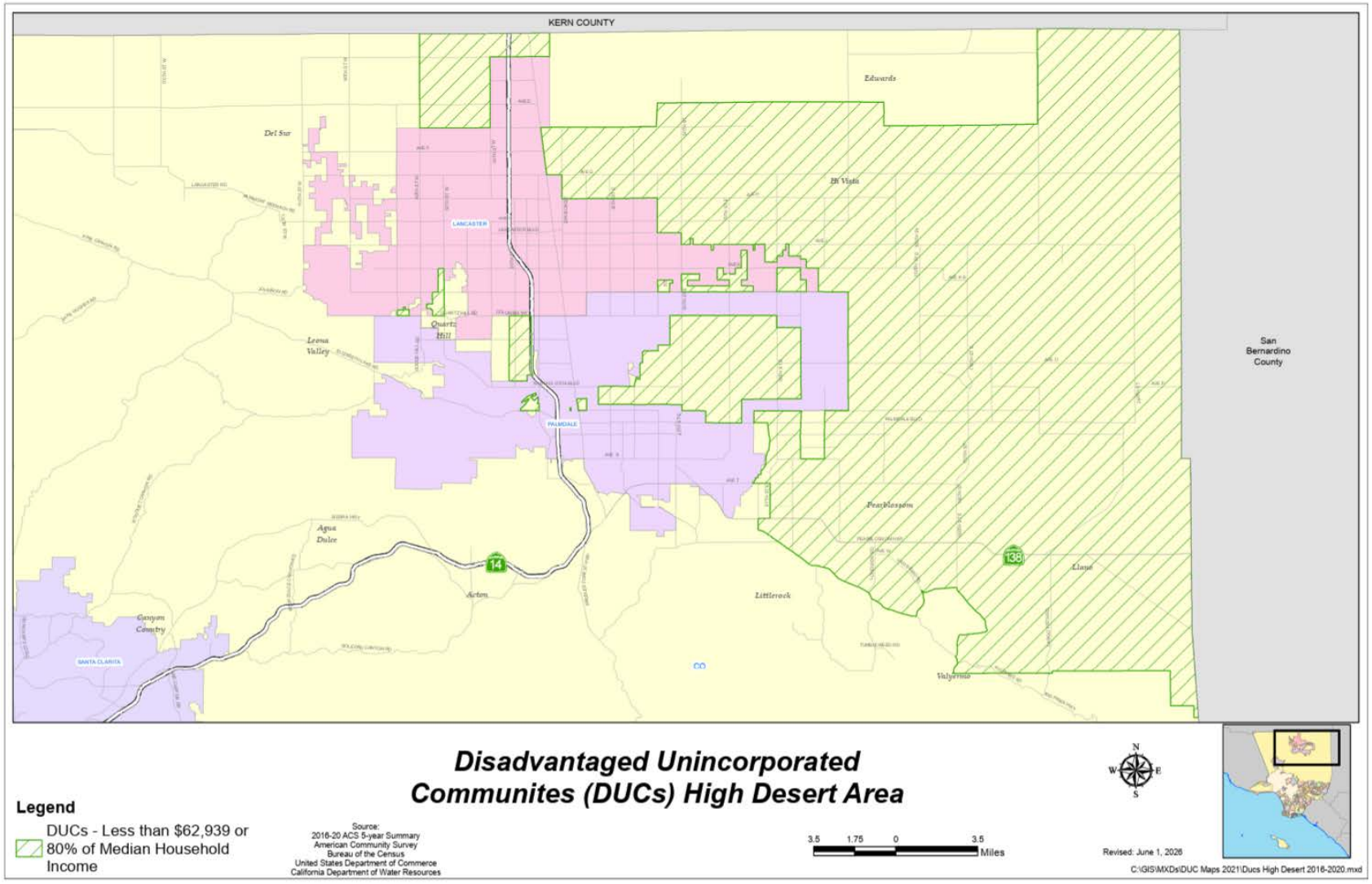
LA LAFCO's DUC Maps and Data identify disadvantaged unincorporated communities throughout Los Angeles County through a series of regional maps based on the 2016–2020 American Community Survey (ACS). The High Desert regional map depicts disadvantaged unincorporated territory in the Palmdale vicinity, including areas east of the city and unincorporated pockets surrounded by incorporated territory. The map provides the geographic reference for evaluating these areas in relation to CSD 20's jurisdictional boundary and sphere of influence (SOI).

The High Desert map identifies disadvantaged unincorporated areas with a median household income (MHI) of less than $62,939, representing approximately 80 percent of the statewide MHI. Accordingly, this review applies LA LAFCO's income threshold and classification when evaluating disadvantaged unincorporated communities within or contiguous to CSD 20's SOI. Figure 5-7 illustrates the location of disadvantaged unincorporated areas in the Lancaster and Palmdale vicinity based on the 2016–2020 American Community Survey. [102]

LA LAFCO's High Desert DUC map identifies disadvantaged unincorporated areas in the Palmdale vicinity, including areas east of the city and unincorporated pockets surrounded by incorporated territory. The map provides the geographic reference for evaluating the location of these communities relative to CSD 20's jurisdictional boundary and SOI.

[101] Government Code §56033.5 defines a DUC as 1) all or a portion of a "disadvantaged community" as defined by §79505.5 of the Water Code, and as 2) "inhabited territory" (12 or more registered voters), as defined by §56046, or as determined by commission policy.
[102] Los Angeles LAFCO, *Disadvantaged Unincorporated Communities (DUCs), High Desert Area*, revised June 1, 2026, based on the 2016–2020 American Community Survey

Figure 5-7: Disadvantaged Unincorporated Communities in the High Desert Region



MSR Determinations Disadvantaged Unincorporated Communities

Determination 5-21: LA LAFCO's High Desert DUC map uses the 2016–2020 American Community Survey (ACS) and identifies disadvantaged unincorporated areas with a median household income (MHI) of less than $62,939, representing approximately 80 percent of the statewide MHI. This review applies LA LAFCO's income threshold and classification in evaluating DUCs within or contiguous to CSD 20's sphere of influence (SOI).

Determination 5-22: LA LAFCO's High Desert DUC map identifies disadvantaged unincorporated areas in the Palmdale vicinity, including areas east of the city and unincorporated pockets surrounded by incorporated territory. The map provides the geographic reference for evaluating the location of these communities relative to CSD 20's jurisdictional boundary and SOI.

Financial Ability To Provide Services

Budget

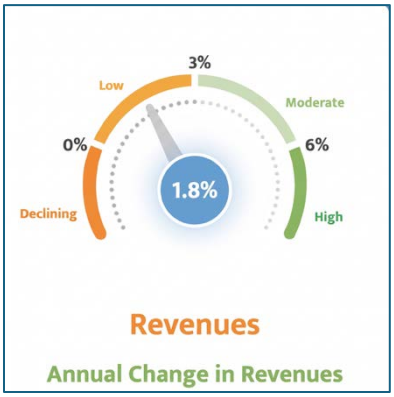
CSD 20's proposed budget for FY 2026-27 projects an annual revenue surplus of $3.7 million above total expenditures of $37.9 million; the budget includes a significant increase in capital spending to address aging infrastructure partially deferred by previous budgets and delayed rate increases. The District has consistently produced surpluses in prior years,[103] contributing to growth in the district's net position.[104]

Budget forecasts project continued annual surpluses and growing debt service coverage[105] assuming current and future rate increases are collected and no significant adverse variation in estimated revenues and expenditures. Future budgets face risks from sustained inflation for electricity and chemicals; unfunded regulatory mandates (e.g., PFAS[106] or new effluent standards); ratepayer sensitivity to increases; and climate change impacts such as drought leading to higher-strength wastewater.

The District issued debt in 2026 to refund existing debt to reduce current interest charges and help improve the District's financial stability and ability to fund capital improvements.[107]

Revenues

From FY 2018-19 through FY 2024-25, average revenue growth of 1.8 percent was below the average rate of annual expenditure growth of 2.6 percent for the same period. [108]



Service Charges

Service charges account for about 95 percent of operating revenues; the balance is largely comprised of contract revenue and industrial waste surcharges.[109]

CSD 20's rates are more expensive than other County Sanitation District of Los Angeles County ; its $623 annual rate (FY 2024-25) is much higher than the $217 weighted average

[103] Appendix B Summary of Budget Trends and Fiscal Indicators CSD No. 20, FY 2018-19 through FY 2024-25.
[104] Ibid, Appendix B.
[105] 2024 Consolidation Feasibility Study, Raftelis, pp. 17-19; CSD internal financial plan model.
[106] PFAS stands for per- and polyfluoroalkyl substances which are synthetic compounds with potential for adverse human health effects.
[107] Minutes of the Regular Meeting of the Board of Directors of County Sanitation District No. 20, March 12, 2026.
[108] Appendix B Summary of Budget Trends and Fiscal Indicators CSD No. 20, FY 2018-19 through FY 2024-25.
[109] Appendix B Summary of Budget Trends and Fiscal Indicators CSD No. 20, FY 2018-19 through FY 2024-25.

for other districts in the County system.[110] The higher cost is due to several factors including land-based disposal rather than ocean discharge ("closed basin" geography), treatment standards, and fewer economies of scale compared to other districts. Regionally, CSD 20's rates are in the lower end of the range by comparison to other Southern California agencies whose rates range from $437 annually (Santa Clarita Valley)[111] to $1,230 annually (Santa Paula).[112] CSD 20's rates of $668 in FY 2025-26 are scheduled to increase annually to $848 by FY 2029-30.[113]

Rates have not kept pace with expenditure growth due in part to rate freezes during the pandemic instead of increasing at a planned 2 percent annual change. A rate increase proposed for FY 2024-25 was not approved, triggering delays in planned infrastructure and requiring the use of reserves to balance the budget.[114]

Property Tax

Property tax is a primary source of non-operating revenues, accounting for about $2.1 million in FY 2024-25, or about 6.1 percent of total revenues, and it grew an average of over 5.7 percent annually from FY 2018-19 through FY 2024-25.[115]

The district requires annexation tax exchange agreements that provide that the district receives a share of the basic 1 percent property tax. This helps maintain the district's property taxes, a relatively stable and growing revenue source.

Connection Fees

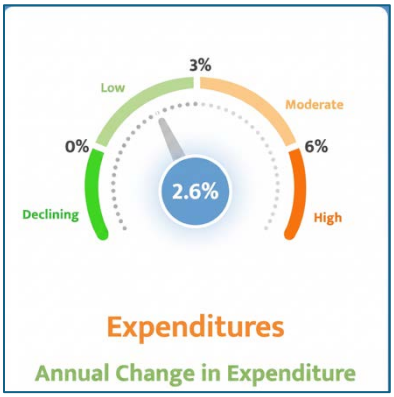
Developers are required to pay a connection fee (currently $2,824 for a single-family home) representing their proportionate share of the District's existing assets.[116] These funds contribute to the ongoing repair and replacement of the existing system. Rates are reviewed annually.[117]

Other Revenues

The District also earns ongoing revenues through the sale of recycled water and the lease of agricultural lands it owns, which help provide a stable source of income.

110 FY 2024-25 ACFR, Schedule 8.
111 FY 2024-25 ACFR, Schedule 8.
112 LA CSD Bonds 2025 Series A Official Statement District No 14.pdf, Table 6; includes any local sewer maintenance fees charged by another entity, and any ad valorem property taxes dedicated to wastewater management.
113 Sanitation District No. 20 Service Charge Loadings, Sewage Units, and Unit Rates Fiscal Years 25-26 through 29-30.
114 LA CSD Bonds 2016 Series A Official Statement District No. 20, pg. 6.
115 Appendix B Summary of Budget Trends and Fiscal Indicators CSD No. 20, FY 2018-19 through FY 2024-25.
116 Sanitation District No. 20 Connection Fee Loadings, Capacity Units, and Unit Rates FY 25-26 through FY 29-30.
117 District No 20 Connection Fee Rate Ordinance.pdf.

Expenditures



Operations

From FY 2018-19 through FY 2024-25, average expenditure growth of 2.6 percent was slightly above the average rate of annual revenue growth, which was 1.8 percent for the same period.

Growth in expenditures was driven in part by increases in total CSD staffing, which grew from 1,660 full-time equivalent (FTEs) in FY 2018-19 to 1,813 in FY 2024-25;[118] staff is not specifically allocated to CSD 20, although the district funds its proportion of the shared workforce. Additional staff were needed to handle increased capital projects to compensate for pandemic employee losses and project delays, an acceleration of rehabilitation projects, and additional regulatory and operational complexity of new infrastructure to provide higher levels of treatment.

Other factors influencing operating cost increases included pandemic-related supply disruptions and cost increases for wastewater materials, including chemicals.

Pensions

CSD 20 participates in a CALPERS plan administered by CSD 2 which serves as the administrative agent for the participating districts.[119] The plan has a high funded ratio of 88.8 percent.[120] This ratio is partly due to a one-time contribution in FY 21-22 of $320 million to pay down its unfunded liability.[121] Annual payments vary depending on the market value of pension investments and phasing of changes, number of retirements and addition of new employees under the lower cost PEPRA plan.[122]

Other Post-Employment Benefits (OPEB)

According to financial reports, the system-wide funding of OPEB obligation was approximately 64 percent at the end of FY 2024-25, an improvement over the prior year's 60 percent. The system's practice and plan are to continue to make annual contributions equal to its calculated Actuarially Determined Contribution (ADC) to prefund its benefit trust plan and improve its funded position. Once the system has fully funded its pension plan, the system also will redirect

[118] FY 24-25 ACFR.
[119] Pursuant to the Joint Administration Agreement.
[120] CalPERS Actuarial Valuation as of June 30, 2024.pdf.
[121] 2024 Pension Funding Policy.pdf.
[122] "PEPRA" refers to 2012 legislation that created an entry level pension category for new employees with reduced benefits and corresponding lower costs to public agencies compared to the "classic" plan covering then existing employees.

discretionary funds previously adding to its pension assets towards paying down its OPEB liability until it is fully funded.[123]

Debt

CSD 20's Debt-to-Capitalization Ratio is approximately 51 percent[124] which slightly exceeds the District's target of less than or equal to 50 percent.[125] The outstanding debt is high because of the significant upgrade of recycling and treatment facilities undertaken in response to a 2004 water quality control board "cease and desist" order; the initial debt was subsequently refinanced by a 2016 issuance[126] and then again by a 2026 issuance.

CSD 20's Fitch credit ratings increased to "AA-"[127] which designates a very high level of credit quality and a very low expectation of default, although not as strong as other AA+ or better ratings.[128] The district issued debt in 2026 to refund prior debt, reduce total interest costs, and to fund infrastructure improvements.

Capital Assets

Capital needs and required spending shown in CSD 20's $46 million 5-year CIP including its sewer rehabilitation program and improvements to the Palmdale Water Reclamation Plant (WRP); these projects are expected to be fully funded through existing cash reserves, user charges, and connection fees; no new debt is anticipated.[129] The 20-year plan calls for $231 million of capital improvements. $8.4 million[130] of capital spending is budgeted for FY 2026-27 which is more than annual depreciation expense of $7.2 million[131] , however, capital spending varies annually and future spending increases as reflected in the 20-year CIP to cover costs of aging facilities. Overall, the net value of the district's depreciable assets is approximately 60 percent of total depreciable value[132] which does not raise a red flag.

Capital plans are based on the District's Sewer System Evaluation and Capacity Assurance Plan (SSECAP)[133] and its asset life cycle management program[134] for the wastewater collection system that includes regular inspections, condition assessments, and replacement planning to extend asset life and reduce long-term costs.

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123 2024 Pension Funding Policy.pdf.
124 2016 debt outstanding divided by debt + net position per FY 2024-25 ACFR.
125 As established in its 2022 Debt Management Policy.
126 LA CSD Bonds 2016 Series A Official Statement District No. 20, p. 22.
127 District response to data request.
128 Investopedia.com.
129 Capital Improvement Program, Budget Plan for LA County Sanitation Dist. No. 20, FY 2025-26.
130 Capital Improvement Program, Budget Plan for LA County Sanitation Dist. No. 20, FY 2025-26.
131 FY 2024-25 ACFR, Ex. E-2 Combining Schedule of Revenues, Expenses, and Changes in Net Position.
132 FY 2024-25 ACFR, Ex. E-1 Combining Schedule of Net Position. Indicator excludes land and construction in progress.
133 Sewer System Management Plan SSMP.pdf, March 2025, Sec. 8.1.
134 CSD website: Cost-Saving Measures - Strategic Asset Management.

Reserves

Total unrestricted net position is nearly 140 percent of operating expenditures;[135] the majority has been allocated to various reserves.

All of the LA County Sanitation Districts have implemented a revised reserve policy (effective July 1, 2026) that consolidates its Emergency Fund, O&M Financial Stability Fund, and Capital Project Financial Stability Fund into a single Financial Stability Fund with a target balance of fifty percent (50%) of the operational expenses plus one hundred percent (100%) of the debt service projected during the next fiscal year; the proposed budget achieves these targets.[136] In addition the District meets its operating fund reserve targeted at 50 percent of projected expenditures.



MSR Determinations Financial Ability to Provide Services

Determination 5-23:	CSD 20 has the financial ability to provide services within its existing boundaries and potential annexation areas. The District currently maintains a strong financial position to provide services and follows policies and practices to ensure the provision of services to new development.
Determination 5-24:	All LA County sanitation districts have established and implemented financial policies to ensure that new growth "pays for itself". The District requires that agencies receiving property taxes from the proposed annexation area sign a tax sharing agreement whereby CSD 20 will receive a share of the incremental change in ad valorem taxes (the basic 1 percent property tax on assessed value). Before physical connection to the sewer system, project developers must pay connection fees for a proportionate share of the District's infrastructure.

[135] FY 24-25 ACFR, Ex. E-1 and Appendix B.
[136] CSD Wastewater Financial Reserve Policy.

Sanitary Services

CSD 20 provides domestic wastewater collection, treatment, and disposal services within its service boundaries. Domestic and industrial wastewater from authorized dischargers is delivered to the main trunk sewer collection system for delivery to the District's Water Reclamation Plant (WRP). The current sewered population within CSD 20 is approximately 137,000.

Collection System

The District operates a network of approximately 40 miles of trunk sewers. The District's wastewater collection and conveyance system operates solely with gravity sewers; there are no pump stations. In addition, per the Facilities Plan, the east and south boundaries of the District's sphere of influence represent the probable extent to which gravity flow sewers could both economically and satisfactorily perform.

The District currently provides service to approximately 32,345 residential, 829 commercial, and 9 industrial connections. Figure 5-7 illustrates the District's major non-residential connections and their typical average daily flows.

Figure 5-8: Major Non-Residential Connections

FACILITY NAME	FACILITY TYPE	AVERAGE DAILY FLOW (GPD)
City of Palmdale	Industrial User - All Others	2,000
Five Star Contractors	Liquid Waste Hauler	833
L.A. County Road Development	Industrial User - All Others	950
Lockheed Martin Corporation (Plant 10)	Metals	104,000
Machfinish, LLC	Metals	100
Paleteria Y Dulceria Jessie	Food Manufacturing	750
Universal Healthcare Services of Palmdale Inc.	Hospital	32,290

Wastewater Treatment

CSD 20's Palmdale WRP is located at 39300 30th Street East in Palmdale, occupying 286 acres east of the Antelope Valley (SR-14) Freeway. The Palmdale WRP provides primary, secondary treatment (aerated oxidation ponds), and tertiary treatment, with an average daily design flow of 12 million gpd.

The main treatment processes involve comminution, grit removal, primary sedimentation, activated sludge treatment with biological nitrification and denitrification, secondary sedimentation, inert-media gravity filtration, and chloramine disinfection. Effluent from the WRP is discharged to onsite storage reservoirs and from there delivered as recycled water to irrigate fodder crops on an adjacent agricultural site and McAdam Park. The WRP is permitted by the Regional Water Quality Control Board (RWQCB) under Waste Discharge Requirements R6V-2011-0012.

Figure 5-9: Palmdale Water Reclamation Plant (WRP) Aerial View



Demand and Capacity

During the calendar year of 2025, the Palmdale WRP received an average daily influent flow of 9.4 MGD compared to a design flow of 12 MGD. The peak influent flow was 14.5 MGD. Average influent concentrations are:

- Biochemical Oxygen Demand (BOD) – 362 milligrams per liter (mg/L)
- Total Suspended Solids (TSS) – 274 mg/L
- Total Nitrogen – 64 mg/L

For 2025, the average effluent concentrations and WDR limits are:

- BOD – less than 3 mg/L. WDR Limit: 30 mg/L
- TSS – less than 2.5 mg/L. WDR Limit: 30 mg/L
- Total Nitrogen – 4.9 mg/L. WDR Limit: 10 mg/L

Compliance

The Palmdale WRP has generally maintained compliance with the applicable Waste Discharge Requirements (WDR) in recent years. From 2021-2025, the Palmdale WRP had one reported permit violation, which occurred in 2022. On July 25, 2022, operations staff received a callout alarm at approximately 4:35 a.m. regarding high wet-well levels at the Reservoir Influent Pump Station and Agricultural Pump Station caused by a malfunctioning valve. The plant's safety interlock shut down the filter influent pumps to prevent a spill, and staff shut off the hypochlorite and ammonia systems. Staff restarted the filter influent pumps, hypochlorite and ammonia systems. At 9:30 a.m., staff noticed increased hypochlorite flow and began an investigation that included instrumentation checks and grab samples to verify the chloring residual readings. Subsequent investigation determined that the ammonia pump running in reverse resulting in no ammonia flow. Staff corrected the pump operation and adjusted the hypochlorite dose, allowing the plant to meet the minimum Disinfectant Concentration Multiplied by Contact Time (CT) value by 2:40 p.m. on July 26.

CT values remained below the required 450 milligram-minutes per liter from 11:02 a.m. on July 25 to 2:40 p.m. on July 26. The lowest CT values were reported as 187 milligram-minutes per liter on July 25, and 234 milligram-minutes per liter on July 26. The issue was caused by the

insufficient ammonia dosing during the chlorination disinfection process which resulted in chlorine breakpoint, despite an increase in chlorine dosing.

During this period, approximately 0.003 million gallons of effluent was diverted through the Recycled Water Pump Station, approximately 2.3 million gallons was delivered to Palmdale Storage Reservoir No. 2, and the remaining flow was conveyed to the Palmdale WRP agricultural site for irrigation.

The most recent annual compliance report for 2025 is in progress and has not been finalized as of this MSR.

Future Demand

The projected population growth within the District boundaries and SOI is estimated at one percent annually through 2050. Assuming this growth rate is proportional to the sewage flow to the WRP, Figure 5-9 illustrates the projected population and sewage flow to the WRP through 2050.

Based on the current 12 MGD design flow, the WRP is expected to accommodate most of the projected growth through 2050. If water-conservation efforts increase, planned expansions of wastewater treatment facilities could be deferred further into the future. However, if sewage flow or influent concentrations of BOD, Chemical Oxygen Demand (COD), and nutrient loadings increase, components of the treatment process may need to be upgraded or expanded sooner than planned to maintain compliance and regulatory limitations.

Although projected average daily flows is anticipated to remain below the current 12 MGD design capacity through the 2050 planning horizon, the current average daily flow of 9.4 MGD is slightly below the 80 percent planning threshold of 9.6 MGD. Accordingly, it is recommended that the District continue evaluating the timing, scope, and sequencing of future treatment- capacity expansion and related infrastructure improvements to accommodate future demand while maintaining treatment performance and permit compliance.

CSD 20 maintains a Facilities Plan that provides a basis for the District's long-range facility planning. However, the existing Facilities Plan was adopted in 2005, and most of the growth assumptions did not materialize as anticipated.

Accordingly, an updated Facilities Plan is recommended to reassess current and projected wastewater flows, treatment loadings, regulatory requirements, recycled-water demands, wet-weather operating conditions, and capital improvement needs. Additionally, it is recommended

that the Plan be reviewed and updated on a regular cycle, generally every five to ten years to maintain a current planning basis.

Figure 5-10: Projected Population and Wastewater Flows Through 2050

YEAR	POPULATION	FLOW (MGD)	PLANNING HORIZON
Current	137,000	9.4	
2027	138,370	9.49	
2028	139,754	9.59	
2029	141,151	9.68	
2030	142,563	9.78	
2031	143,988	9.88	5 year
2032	145,428	9.98	
2033	146,883	10.08	
2034	148,351	10.18	
2035	149,835	10.28	
2036	151,333	10.38	10 year
2037	152,847	10.49	
2038	154,375	10.59	
2039	155,919	10.7	
2040	157,478	10.81	
2041	159,053	10.91	15 year
2042	160,643	11.02	
2043	162,250	11.13	
2044	163,872	11.24	
2045	165,511	11.36	
2046	167,166	11.47	20 year
2047	168,838	11.58	
2048	170,526	11.7	
2049	172,231	11.82	
2050	173,954	11.94	

Future Capital Improvement Projects

Collection System

The 2024 County Sanitation District of Los Angeles County, Districts Nos. 14 and 20 Consolidation Feasibility Study identified planned collection-system capital improvements totaling approximately $13.37 million, $15.97 million, and $44.97 million over the five-, 10-, and 20-year planning horizons, respectively. Planned improvements focus on rehabilitating aging sewer infrastructure, addressing identified capacity needs, and maintaining reliable wastewater service.

Figure 5-10 summarizes planned capital improvement projects that have not yet obtained any board-approved funding.

Figure 5-11: Planned Collection System Capital Improvement Projects

PROJECT	DESCRIPTION	SCHEDULE
District 20 Priority 2 Rehabilitation (Misc Projects)	Rehabiliation of various sewers totaling 5,455 feet of 10- to 42-inch Fiberglass-Reinforced Plastic Pipe (FRPP), RCP, and VCP	7/1/2029-6/30/2034
District 20 Priority 3 Rehabilitation (Misc Projects)	Rehabilitation of various sewers totaling 48,268 feet of 8- to 42-inch Reinforced Concrete Pipe (RCP) and VCP	7/1/2034-6/30/2039
Palmdale Blvd Interceptor- 45th Street East Relief	Construction of a relief sewer bypassing 5,200 feet of 12 and 15-inch NRCP sewer located between manhole (MH) 21 and MH 335	7/1/2034-6/30/2037

WRP

The County Sanitation Districts Nos. 14 and 20 of Los Angeles County Consolidation Feasibility Study identified planned WRP capital expenditures totaling approximately $30.15 million, $45.75 million, and $125.75 million over the five-, 10-, and 20-year planning horizons, respectively. Planned improvements focus on improving treatment reliability and wet-weather resilience, increasing treatment and recycled-water storage capacity, rehabilitating aging infrastructure, and preparing for future regulatory requirements.

Figure 5-11 summarizes planned WRP capital improvement projects that have not yet received board-approved funding.

Figure 5-12: Planned Palmdale WRP Capital Improvement Projects

PROJECT	DESCRIPTION	SCHEDULE
Palmdale WRP Installation of Reservoir No. 2 Liner Vents and Subgrade Repairs	Improvements to reservoir liner and subgrade to maintain facility condition and reliability	7/1/2026-12/31/2027
Palmdale WRP PFAS Treatment Facilities	Installation of PFAS treatment facilities to address potential regulatory requirements	7/1/2034-6/30/2040
Palmdale WRP Secondary Clarifier Modifications	Installation of baffles and launders in the nine secondary clarifiers to improve settling performance, potentially reduce costs associated with polymer addition, improve wet-weather resilience, secondary effluent water quality, and tertiary filters performance.	7/1/2026-6/30/2028
Palmdale WRP Stage V Plant Expansion, Phase II	Expansion of treatment and storage facilities to increase total plant capacity from 12 MGD to 15 MGD. Project is required to construct treatment and storage facilities that were deferred due to budgetary considerations.	7/1/2036-6/30/2041*
Palmdale WRP Storage Reservoir No. 3	Construction of an additional storage reservoir and improvements to the existing reservoir transmission system to increase stroage capacity and improve operational reliability.	7/1/2033-6/30/2039
* Completion date is contingent on rate of flow increases.		

Infrastructure Need and Deficiencies

Infiltration and inflow during storm events remain a significant operational concern for both the collection system and the Palmdale WRP.

Collection System

Within the collection system, the District is in the process of lining all non-reinforced concrete pipe (NRCP), and unlined RCP sewer lines have been included in the budget to rehabilitate ten miles of sewer pipes identified as high risk for failure due to corrosion. Grease and rags can also cause blockages in sewer lines, restricting flow to the WRP and potentially causing sewer overflows.

It is recommended that the ongoing rehabilitation of non-reinforced concrete pipes and other identified deficient sewer segments remain a priority to reduce inflow and infiltration during wet-weather events and improve overall collection-system reliability.

WRP

At the WRP, sudden surge in flow affects solid settleability, leading to high turbidity in secondary effluent, and blinding of tertiary filters. Insufficient return activated sludge pumping capacity has been identified as an operational concern.

It is recommended that priority be given to WRP projects that improve wet-weather resilience and operational reliability, including improvements to secondary clarification and return activated sludge pumping capacity.

Service Adequacy

Staff uses the Work and Asset Management System (WAM) developed by Oracle to schedule and document inspections and routine preventive maintenance for electrical and mechanical equipment at the Palmdale WRP and sewer lines.

At the plant, prioritization is based on the criticality of the equipment and available redundancy. For sewer lines, prioritization is established based on sewer diameter, material, age, flow rates, maintenance history, CCTV inspection data, and prior operational issues.

For sewer, the Wastewater Collection System (WCS) Section oversees the CCTV activities and initiates sewer rehabilitation projects based on the observed conditions. Line cleanings are typically conducted every one to three years and are adjusted based on the amount of debris removed. Additional visual line checks for flow are conducted at an established PM frequency (typically annually) to verify flows, check for blockages, and assess conditions. Staff also

perform visual checks of the condition of the manholes and frame, and of the adjacent pavement.

District staff receive high-level alarm notifications for sewer lines via the MH monitoring system. Staff are dispatched to these problem areas immediately upon notification to mitigate potential sewer overflows. Staff are kept on standby during storms.

Palmdale WRP staff respond to Distributed Control Systems (DCS) alarms immediately. After hours, staff receive phone notifications for major alarms such as pump failures, high turbidity, and analyzer failures. Staff is dispatched to the plant immediately to resolve any issues. The site uses an automated chatterbox system to callout in case of an alarm or emergency. During storms when a substantial increase in flow is expected, the plant is staffed beyond regular working hours.

The following internal performance metrics are used to track service adequacy (e.g., leak or overflow rates, maintenance backlogs).

Regulatory Compliance Metrics

- WWTPs NACWA Peak Performance (Achieve Gold Status – No violations of numeric effluent limits for all WRPs annually)
- Title 22 Permits– Full compliance with all recycled water requirements
- Completion of preventative maintenance tasks at WRPs and Pumping Plants (PPs) is > 90 percent

Collection System

- Zero preventable sanitary sewer overflows (SSOs) per 100 miles of sewer per year
- Less than five odor complaints per year per District; <100 for Joint Outfall System (JOS) Districts (collective)
- Complete 100 percent of scheduled preventative maintenance work per year
- Respond to the scene of all SSOs within one hour of notification

Customer Service

- A live response to all complaints received within the same business day

In addition to these performance metrics, the District regularly conducts internal infrastructure assessment through daily plant rounds, operational activities, and preventive maintenance.

These efforts allow staff to identify early signs of deterioration, operational inefficiencies, or potential failure points. Identified concerns are communicated through the appropriate channels for evaluation and corrective action. Risk analyses are also incorporated into capital improvement planning and long-term projects and assigned a criticality ranking based on consequence, likelihood, and redundancy.

To support emergency preparedness, the Palmdale WRP has an Emergency Action/Fire Prevention Plan and Ammonia Risk Management Plan that provide procedures for safety, emergency evacuation, and accountability for all personnel following an emergency incident.

MSR Determinations Sanitary Services

Determination 5-25: CSD 20 provides regional wastewater collection, conveyance, treatment, disposal, and recycled-water services through its regional trunk-sewer system and the Palmdale Water Reclamation Plant (WRP).

Determination 5-26: CSD 20 operates approximately 40 miles of gravity trunk sewers and provides wastewater service to approximately 32,345 residential, 829 commercial, and 9 industrial connections.

Determination 5-27: The Palmdale WRP provides primary, secondary, and tertiary wastewater treatment with an average daily design capacity of 12 MGD. During calendar year 2025, the WRP received an average daily influent flow of 9.4 MGD, with a peak influent flow of 14.5 MGD.

Determination 5-28: Projected wastewater flows remain below the Palmdale WRP's current 12 MGD design capacity through the 2050 planning horizon. However, the current average flow of 9.4 MGD is approaching the District's 80 percent planning threshold of 9.6 MGD. Therefore, continued evaluation of future treatment capacity expansion and related infrastructure improvements is recommended.

MSR Determinations Sanitary Services

Determination 5-29: The District's Facilities Plan adopted in 2005 continues to serve as the primary long-range planning document for wastewater facilities. However, the growth assumptions contained in the Facilities Plan did not materialize as anticipated. Therefore, it is recommended that the Plan be updated to reflect current planning conditions.

Determination 5-30: Wet-weather inflow and infiltration are identified as operational concerns for the collection system. Ongoing rehabilitation of non-reinforced concrete pipes and other identified deficient sewer segments is necessary to address these deficiencies and improve collection-system reliability.

Determination 5-31: Wet-weather flows also affect the operational reliability of the Palmdale WRP. Improvements to secondary clarification and return activated sludge pumping capacity are identified as priorities to improve wet-weather resilience and treatment reliability.

Determination 5-32: CSD 20 participates in a Joint Administration Agreement with the other County Sanitation District of Los Angeles, under which administrative personnel, equipment, and support services are shared among the districts to achieve operational efficiencies and economies of scale.

Determination 5-33: •No additional opportunities for shared treatment facilities were identified for CSD 20.

Governance Structure Options

Similar to CSD 14, the MSR did not identify significant current service deficiencies for CSD 20. The District generally has adequate financial capacity and ongoing capital improvement programs to support existing and anticipated service demands.

As discussed in the Governance Structure Options section of the CSD 14 chapter, a consolidation feasibility study was conducted for the two Districts because they provide wastewater services within the Antelope Valley, have contiguous boundaries, and serve similar service areas. However, due to the Districts' separate and unconnected wastewater systems, distinct financial structures and rate levels, and the operational and administrative efficiencies already achieved through CSD's centralized administrative structure under the joint administrative agreement, the study concluded that consolidation is not operationally beneficial or cost-justified under current conditions.

This MSR also did not identify any alternative governance structure options for CSD 20.

MSR Determinations

Agency Overview

- CSD 20 provides regional wastewater conveyance, treatment, disposal, and water reclamation services to most of the City of Palmdale.

- CSD 20 maintains a larger than sphere of influence that extends beyond the District's jurisdictional boundaries, including the majority of Palmdale and adjacent unincorporated areas.

- Annexations to the District are generally initiated when a property owner or developer seeks wastewater service, after which the District evaluates the proposal for compliance with applicable technical requirements before submitting the application to Los Angeles County LAFCO for consideration.

- In the past five years, two annexations to CSD 20 have been approved to provide wastewater service.

- CSD 20 provides extraterritorial services to facilities located outside its jurisdictional boundary, including two aerospace companies and a United States Air Force facility associated with Plant 42 located south of Columbia Way and east of Sierra Highway. The District initiated wastewater service to the facilities described above prior to the January 1, 2001 cutoff and qualify for the exemption of LAFCO approval outlined in Government Code Section 56133 (e)(4).

- Although most developed areas within the District are connected to the public sewer system, certain properties remain unserved where local collector sewers have not been constructed. The District estimates that approximately 250 septic systems remain in use.

Accountability And Governance

- CSD 20 is governed by a three-member Board of Directors representing Lancaster, Palmdale, and the unincorporated territory within the District. The appointment of alternates by the applicable city councils and County Board of Supervisors supports continuity of District governance when a regular director is absent, unable, or unwilling to act.

- CSD 20 largely complies with State requirements related to the Brown Act by posting agendas within the required timeline and providing access to archived agendas, minutes, and other meeting materials through the centralized CSD agenda management platform.

- The District generally complies with State website transparency requirements (SB 929) through the centralized CSD website that includes the required contact information and Enterprise Catalog (SB 272). CSD also submits annual financial transaction and compensation reports to the State Controller's Office as required.

- It is recommended that CSD 20 make completed and up-to-date ethics, sexual harassment prevention, and fiscal and financial training records, as applicable, and Form 700 filings for Board members and other designated officials readily available on its website to further support transparency and accountability.

- CSD 20 engages the public through Board meetings, its website, social media platforms, construction notifications, agency alerts, educational programs, and facility tours. In accordance with the California Public Records Act, CSD also maintains an online records portal that allows members of the public to submit requests, communicate with staff, and track the status of their requests.

- CSD 20 demonstrated accountability through its disclosure of information and cooperation with LAFCO questionnaires and other requests for information.

Growth and Population Projections

- As of 2026, CSD 20 serves an estimated population of approximately 137,000, representing an increase of roughly five percent from 2020 and a compounded annual growth rate of approximately 0.9 percent.

- Population projections for jurisdictions overlapping CSD 20 indicate slower future growth, with Palmdale projected to grow at approximately 0.2 percent annually through 2050, and unincorporated Los Angeles County projected to grow at approximately 0.6 percent annually.

- Population growth within CSD 20 is influenced by land use designations, General Plan policies, and zoning regulations adopted by the land use authorities, including the City of Palmdale and Los Angeles County.

- Land use patterns within CSD 20's boundaries and SOI include residential, mixed-use, commercial, industrial, public/semi-public, open space, and rural land uses.

- The General Plans for Palmdale and Los Angeles County generally direct growth toward infill, mixed-use, transit-oriented, village-center, and economic opportunity areas (EOAs), while preserving rural and lower-density land uses in less developed unincorporated areas.

- Planned and proposed residential development in the area and associated annexations are likely to be primary population and growth drivers within CSD 20's boundaries and SOI.

- Will Serve requests submitted to CSD and pending annexations reflect ongoing development activity and proposed projects seeking wastewater service within CSD 20's existing boundaries or in areas requiring annexation before service can be extended.

- As of early 2026, CSD 20 has received Will Serve requests for a total of 697 proposed single-family homes within the District's boundaries and SOI. In addition, one pending annexation within the SOI would add a proposed development

consisting of 1,679 single-family homes, 355 townhomes, 284 apartment units, one commercial building, and one public park to the District's service area.

The Location and Characteristics of Disadvantaged Unincorporated Communities Within or Contiguous to the Agency's SOI

- LA LAFCO's High Desert DUC map uses the 2016–2020 American Community Survey (ACS) and identifies disadvantaged unincorporated areas with a median household income (MHI) of less than $62,939, representing approximately 80 percent of the statewide MHI. This review applies LA LAFCO's income threshold and classification in evaluating DUCs within or contiguous to CSD 20's sphere of influence (SOI).

- LA LAFCO's High Desert DUC map identifies disadvantaged unincorporated areas in the Palmdale vicinity, including areas east of the city and unincorporated pockets surrounded by incorporated territory. The map provides the geographic reference for evaluating the location of these communities relative to CSD 20's jurisdictional boundary and SOI.

Present and Planned Capacity of Public Facilities and Adequacy of Public Services, Including Infrastructure Needs and Deficiencies

- CSD 20 provides regional wastewater collection, conveyance, treatment, disposal, and recycled water services through its regional trunk sewer system and the Palmdale Water Reclamation Plant (WRP).

- CSD 20 provides extraterritorial services to several facilities outside its jurisdictional boundary, including aerospace facilities and a United States Air Force facility associated with Plant 42. The District initiated wastewater service to the facilities described above prior to the January 1, 2001 cutoff and qualify for the exemption of LAFCO approval outlined in Government Code Section 56133 (e)(4).

- Although most developed areas within the District are connected to the public sewer system, certain properties remain unserved where local collector sewers have not been constructed. The District estimates that approximately 250 septic systems remain in use.

- CSD 20 operates approximately 40 miles of gravity trunk sewers that provides wastewater service to approximately to approximately 32,345 residential, 829 commercial, and 9 industrial connections.

- The Palmdale WRP provides primary, secondary, and tertiary wastewater treatment with an average daily design capacity of 12 MGD. During the calendar year of 2025, the WRP received an average daily influent flow of 9.4 MGD, with a peak influent flow of 14.5 MGD

- Projected wastewater flows remain below the Palmdale WRP's current 12 MGD design through the 2050 planning horizon. However, current average daily flow of 9.4 MGD is slightly below the 80 percent planning threshold of 9.6 MGD. Therefore, continued evaluation of future treatment capacity expansion and related infrastructure improvements is recommended.

- The District's Facilities Plan adopted in 2005 continues to serve as the primary long-range planning document for the District's wastewater facilities. However, growth assumptions contained in the Facilities Plan did not materialize as anticipated. Therefore, it is recommended that the Plan be updated to reflect current planning conditions.

- Wet-weather inflow and infiltration are identified as operational concerns for the collection system. Ongoing rehabilitation of non-reinforced concrete pipes and other identified deficient sewer segments is necessary to address these deficiencies and improve collection-system reliability.

- Wet-weather flows affect the operational reliability of the Palmdale WRP. Improvements to secondary clarification and return activated sludge pumping capacity are identified as priorities to improve wet-weather resilience and treatment reliability.

Financial Ability of Agencies to Provide Services

- CSD 20 has the financial ability to provide services within its existing boundaries and potential annexation areas. The District currently maintains a strong financial position to provide services and follows policies and practices to ensure the provision of services to new development.

- All LA County sanitation districts have established and implemented financial policies to ensure that new growth "pays for itself". The District requires that agencies receiving property taxes from the proposed annexation area sign a tax sharing agreement whereby CSD 20 will receive a share of the incremental change in ad valorem taxes (the basic 1 percent property tax on assessed value). Before physical connection to the sewer system, project developers must pay connection fees for a proportionate share of the District's infrastructure.

Status of and Opportunities for Shared Facilities

- CSD 20 participates in a Joint Administration Agreement with the other County Sanitation District of Los Angeles County, under which administrative personnel, equipment, and support services are shared among the districts to achieve operational efficiencies and economies of scale.

- No additional opportunities for shared treatment facilities were identified for CSD 20.

Accountability for Community Service Needs, Including Governmental Structure and Operational Efficiencies

- CSD 20 is governed by a three-member Board of Directors representing Lancaster, Palmdale, and the unincorporated territory within the District. The appointment of alternates by the applicable city councils and County Board of Supervisors supports continuity of District governance when a regular director is absent, unable, or unwilling to act.

- CSD 20 largely complies with State requirements related to the Brown Act by posting agendas within the required timeline and providing access to archived agendas, minutes, and other meeting materials through the centralized CSD agenda management platform.

- The District also generally complies with State website transparency requirements (SB 929) by maintaining a website that includes the required contact information and Enterprise Catalog (SB 272). The District also submits annual financial transaction and compensation reporting to the State Controller's Office as required.

- It is recommended that CSD 20 make completed and up-to-date ethics, sexual harassment prevention, and fiscal and financial training records, as applicable, and Form 700 filings for Board members and other designated officials readily available on its website to further support transparency and accountability.

- CSD 20 engages the public through Board meetings, its website, social media platforms, construction notifications, agency alerts, educational programs, and facility tours. In accordance with the California Public Records Act, CSD also maintains an online records portal that allows members of the public to submit requests, communicate with staff, and track the status of their requests.

- CSD 20 demonstrated accountability through its disclosure of information and cooperation with LAFCO questionnaires and other requests for information.

Any Other Matter Related to Effective or Efficient Service Delivery as Required by Commission Policy:

- None

Proposed SOI Determinations

LAFCO is required to prepare a written statement of determination with respect to the following areas when updating a special district's Sphere of Influence, as specified by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

Present and planned land uses in the area, including agricultural and open-space lands

- The District is not a land use authority and does not hold primary responsibility for implementing growth strategies.
- Land use patterns within CSD 20's boundaries and SOI include residential, mixed-use, commercial, industrial, public/semi-public, open space, and rural land uses.
- The General Plans for the City of Palmdale and Los Angeles County generally direct growth toward infill, mixed-use, transit-oriented, village-center, and economic opportunity areas (EOAs), while preserving rural and lower-density land uses in less-developed unincorporated areas.

Present and probable need for public facilities and services in the area

- Planned and proposed residential development in the area, as well as pending annexations, indicate continued need for wastewater services.
- The District currently provides adequate wastewater collection, conveyance, treatment, and recycled-water services. The Palmdale WRP is operating within its 12 MGD design capacity, although average flows are near the District's 80 percent planning threshold. Continued capital improvements, capacity evaluation, and updated long-range facilities planning are essential to address wet-weather infiltration and inflow, regulatory requirements, and future service demands.

Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide

- The District currently provides adequate wastewater collection, conveyance, treatment, and recycled water services. The Palmdale WRP is operating within its 12 MGD design capacity, although average flows are near the District's 80 percent planning threshold. Continued capital improvements, capacity evaluation, and updated long-range facilities planning are essential to maintain reliable operations, meet regulatory requirements, and accommodate future service demands.

Existence of any social or economic communities of interest in the area

- Disadvantaged communities (DACs) are identified within unincorporated portions of the District and the SOI.

Present and probable need for public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence

- There is an ongoing need for wastewater services for disadvantaged communities within the District, with no substantial changes to existing service needs anticipated. Disadvantaged communities within the SOI should be considered when planning for potential annexations or reorganizations, particularly regarding how those changes could affect access to wastewater services and the cost of providing services.

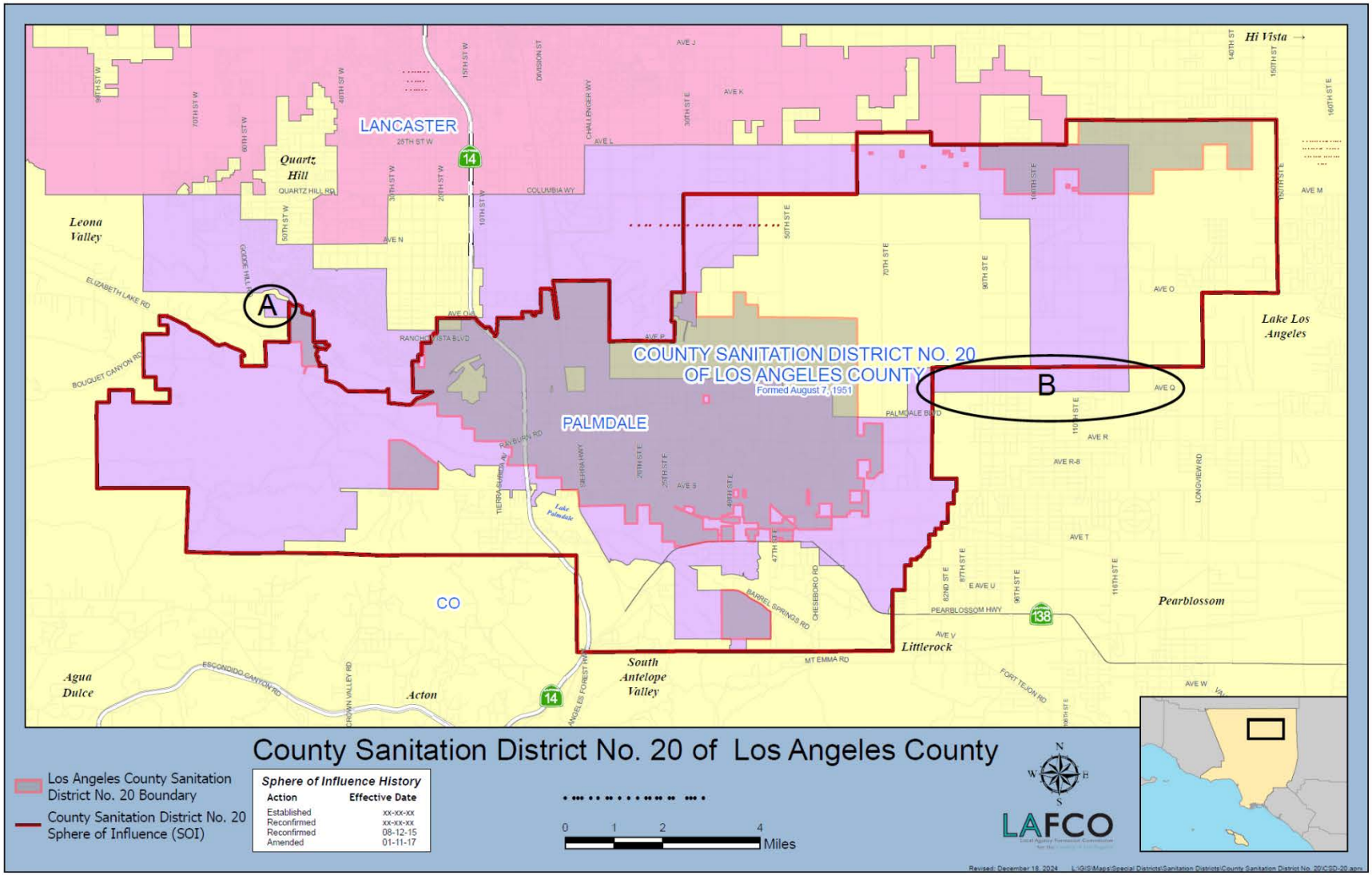
Recommended Sphere of Influence Boundary

The current SOI generally encompasses the areas anticipated for future service by CSD 20; however, two fringe areas within incorporated boundaries of Palmdale remain outside the District's SOI. These include the areas identified on Figure 5-12 as Area "A" in northwestern Palmdale and Area "B" in eastern Palmdale.

Given their location within the incorporated city and their proximity to the District's existing SOI, it is recommended that the District's SOI be updated to include these areas, provided that the District is willing and has the capacity to provide service and that the necessary infrastructure is available or can be extended to serve these areas.

More broadly, there are areas where CSD 20's SOI does not align with the City of Palmdale's SOI. Palmdale is currently undergoing a Municipal Service Review process that may result in an updated SOI boundary. Following completion of that process, it is recommended that CSD 20's SOI be further evaluated to determine whether additional adjustments are appropriate to better align with Palmdale's updated SOI and future service needs.

Figure 5-13: CSD 20 SOI and Recommended Additions Subject to District Consideration



APPENDIX A: SUMMARY OF BUDGET TRENDS AND FISCAL INDICATORS CSD 14, FY 18-19 THROUGH FY 24-25

County Sanitation District 14

OVERVIEW

Low revenue growth of 2.7% annually from FY 2018-19 through FY 2024-25 was slightly below low expenditure growth of 2.9% annually.
Revenue growth and expenditure growth both slightly less than long-term inflation (3%).
High unrestricted net position 211.0% of expenditures in FY 2023-24.

FISCAL INDICATORS

Item	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY19 - FY25 Avg. Annual % Change	Indicator
REVENUES	41,045,513	43,123,151	41,761,592	44,515,800	46,842,703	48,435,309	48,259,397	2.7%	Low Revenue Growth
EXPENDITURES	31,841,679	33,067,051	32,343,538	38,014,305	38,295,065	38,222,479	37,895,980	2.9%	Low Expenditure Growth
"RESERVES" (Unrestricted Net Position)	35,725,795	51,933,417	57,318,710	74,022,712	75,037,292	73,287,611	79,961,702	see most recent year	High Unassigned Fund Balance
% of Expenditures	112.2%	157.1%	177.2%	194.7%	195.9%	191.7%	211.0%		
Notes:									

County Sanitation District 14

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCE -- GOVERNMENTAL FUNDS -- General Fund

	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY19 - FY25 Avg. Annual % Change	% of Total
OPERATING REVENUES									
Commodities	734	4,636	2,333	5,098	1,450	658	9,570		
Contract revenue	1,098,934	1,209,228	1,560,689	1,999,155	2,263,484	1,913,229	1,694,536		**4.4%**
Industrial waste surcharge	2,585,457	2,729,855	2,288,769	2,474,254	3,014,870	3,154,958	1,938,603		**5.0%**
Internal services revenue	-	-	-	-		0	0		
Solid/food waste disposal fees	-	-	-	-		0	0		
Sale of energy	-	-	-	-		0	0		
Service charges	32,027,678	33,950,400	33,320,524	34,240,634	33,407,503	33,915,873	34,751,855		**90.5%**
Other	83,630	14,118	12,348	(20,020)	16,320	41,695	8,484		
Total Operating Revenues	**35,796,433**	**37,908,237**	**37,184,663**	**38,699,121**	**38,703,627**	**39,026,413**	**38,403,048**	**1.2%**	**100.0%**
		5.9%	-1.9%	4.1%	0.0%	0.8%	-1.6%		
OPERATING EXPENSES									
Chemicals	1,183,095	1,453,518	1,374,279	1,640,660	1,925,871	2,575,347	2,920,525		
Collection charges	26,466	26,779	27,199	27,787	28,356	28,809	30,961		
Depreciation/amortization	9,518,690	9,545,370	9,576,219	9,592,957	9,671,312	9,724,900	9,872,357		
Equipment and vehicle rentals	249,544	330,193	338,922	419,772	462,388	430,398	412,044		
Insurance and claims	35,140	28,105	42,233	28,292	63,556	71,258	75,319		
Internal administrative costs	2,633,121	3,203,051	2,879,112	3,212,424	3,993,660	4,004,448	4,401,926	**8.9%**	
Materials and supplies	517,744	747,442	773,261	836,559	1,301,192	1,670,948	996,896		
Operations, repairs, and maintenance	438,801	580,058	329,697	225,755	346,137	711,470	789,718		
Pollution remediation costs	-	-	-	0	0	0	0		
Salaries and benefits	5,273,901	5,871,450	5,861,095	6,009,404	6,075,582	6,471,143	6,876,145		
Services	1,239,303	1,286,890	1,235,008	1,397,629	1,685,020	1,773,822	981,192		
Utilities	1,825,029	1,583,350	1,379,999	2,398,242	3,416,971	2,711,653	2,918,149		
Total Operating Expenses	**22,940,834**	**24,656,206**	**23,817,024**	**25,789,481**	**28,970,045**	**30,174,196**	**30,275,232**		
		7.5%	-3.4%	8.3%	12.3%	4.2%	0.3%		
Operating Income (loss)	**12,855,599**	**13,252,031**	**13,367,639**	**12,909,640**	**9,733,582**	**8,852,217**	**8,127,816**		

County Sanitation District 14

		3.1%	0.9%	-3.4%	-24.6%	-9.1%	-8.2%		
	FY2018-19	**FY2019-20**	**FY2020-21**	**FY2021-22**	**FY2022-23**	**FY2023-24**	**FY2024-25**		
NONOPERATING REVENUES (EXPENSES)									
Nonoperating Revenues									
Interest revenue	1,167,510	1,172,038	603,251	585,439	1,972,191	2,573,620	1,999,311		
Investment in joint ventures				0	0		0		
Property taxes	1,754,383	1,951,556	2,282,036	2,274,135	2,567,118	2,860,350	3,491,309	**12.2%**	**35.4%**
Other nonoperating revenue	2,278	100	0	0	0				
Amortization of bond premium	1,810,481	1,689,404	1,586,848	2,957,105	3,056,340	2,904,690	2,579,729		
Amortization of deferred gain/(loss) on refu	153,738	153,738	104,794		543,427	181,142	181,142		
Gain on sale of equipment/assets							0		
Unrealized gain on investments	360,690	248,078				889,094	1,604,858		
Subtotal Nonoperating revenues	5,249,080	5,214,914	4,576,929	5,816,679	8,139,076	9,408,896	9,856,349	**11.1%**	**100.0%**
		-0.7%	-12.2%	27.1%	39.9%	15.6%	4.8%		
Nonoperating Expenses									
Investment in joint ventures						0			
Bond issuance costs				424,804		0			
Amort. of deferred gain/(loss) on refunding				181,142					
Interest expense	8,671,766	8,365,823	8,032,963	8,287,417	8,374,242	7,805,963	7,353,964		
Other nonoperating expense	76,902	5,159	22,510		8	1	2		
Tax and assessment expense	152,177	39,863	328,701	235,090	222,354	242,319	266,782		
Unrealized loss on investments			142,340	3,096,371	728,416	0			
Subtotal Nonoperating Expenses	8,900,845	8,410,845	8,526,514	12,224,824	9,325,020	8,048,283	7,620,748		
Net nonop. revenues (expenses)	**(3,651,765)**	**(3,195,931)**	**(3,949,585)**	**(6,408,145)**	**(1,185,944)**	**1,360,613**	**2,235,601**		
		-12.5%	23.6%	62.2%	-81.5%	-214.7%	64.3%		
Income (loss) before capital contribution revenue and transfers	**9,203,834**	**10,056,100**	**9,418,054**	**6,501,495**	**8,547,638**	**10,212,830**	**10,363,417**		
		9.3%	-6.3%	-31.0%	31.5%	19.5%	1.5%		
Capital contribution revenue									
Connection fees	1,394,234	2,289,516	2,066,581	1,220,906	2,207,899	2,054,723	1,502,752		
Liquid waste	0					66,372	61,365		
Grants	0					0	0		
Subtotal capital contributions	1,394,234	2,289,516	2,066,581	1,220,906	2,207,899	2,121,095	1,564,117		
Transfers in	13,752,819	12,406,244	23,222,973	78,616,726	40,241,714	39,773,566	44,170,001		
Transfers out	13,778,056	12,500,954	23,324,452	64,417,614	40,677,625	40,046,466	44,630,924		
Change in Net Position	**10,572,831**	**12,250,906**	**11,383,156**	**21,921,513**	**10,319,626**	**12,061,025**	**11,466,611**		
NET POSITION - START OF YEAR	183,597,896	194,170,727	206,421,633	217,804,789	239,268,380	249,474,868	261,535,893		
Adjustments				(457,922)	(113,138)	0			
NET POSITION - END OF YEAR	**194,170,727**	**206,421,633**	**217,804,789**	**239,268,380**	**249,474,868**	**261,535,893**	**273,002,504**		

County Sanitation District 14

	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	FY2023-24		
Net investment in capital assets	149,089,424	152,389,216	155,576,079	158,867,668	162,609,576	172,362,282	184,056,802	
Restricted for capital projects	2,500,000	2,099,000	4,910,000	6,378,000	11,828,000	15,886,000	8,984,000	
Restricted for debt service	6,855,508							
Unrestricted	35,725,795	51,933,417	57,318,710	74,022,712	75,037,292	73,287,611	79,961,702	
Total Net Position	**194,170,727**	**206,421,633**	**217,804,789**	**239,268,380**	**249,474,868**	**261,535,893**	**273,002,504**	
Total Rev (exc. transfers in & capital)	41,045,513	43,123,151	41,761,592	44,515,800	46,842,703	48,435,309	48,259,397	**2.7%**
Total Expenditures (exc. transfers out)	31,841,679	33,067,051	32,343,538	38,014,305	38,295,065	38,222,479	37,895,980	**2.9%**
Net before Capital & Transfers	9,203,834	10,056,100	9,418,054	6,501,495	8,547,638	10,212,830	10,363,417	

APPENDIX B: SUMMARY OF BUDGET TRENDS AND FISCAL INDICATORS CSD 20, FY 18-19 THROUGH FY 24-25

Los Angeles County Sanitation District 20

OVERVIEW

Low revenue growth of 1.8% annually from FY 2018-19 through FY 2024-25 was below low expenditure growth of 2.6% annually.
Revenue growth and expenditure growth both less than long-term inflation (3%).
High unrestricted net position 139.7% of expenditures in FY 2023-24.

FISCAL INDICATORS

Item	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY19 - FY25 Avg. Annual % Change	Indicator
REVENUES	30,192,429	30,592,637	30,174,141	30,788,713	31,971,524	33,908,687	33,689,568	1.8%	Low Revenue Growth
EXPENDITURES	26,347,081	26,964,639	28,147,793	28,539,366	29,336,146	31,014,869	30,692,729	2.6%	Low Expenditure Growth
"RESERVES" (Unrestricted Net Position)	24,224,763	29,106,017	30,993,554	40,848,980	40,870,695	40,478,197	42,872,661	see most recent year	High Unassigned Fund Balance
% of Expenditures	91.9%	107.9%	110.1%	143.1%	139.3%	130.5%	139.7%		
Average Annual % Change	na	20.1%	6.5%	31.8%	0.1%	-1.0%	5.9%	10.0%	

Los Angeles County Sanitation District 20

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCE -- GOVERNMENTAL FUNDS -- General Fund

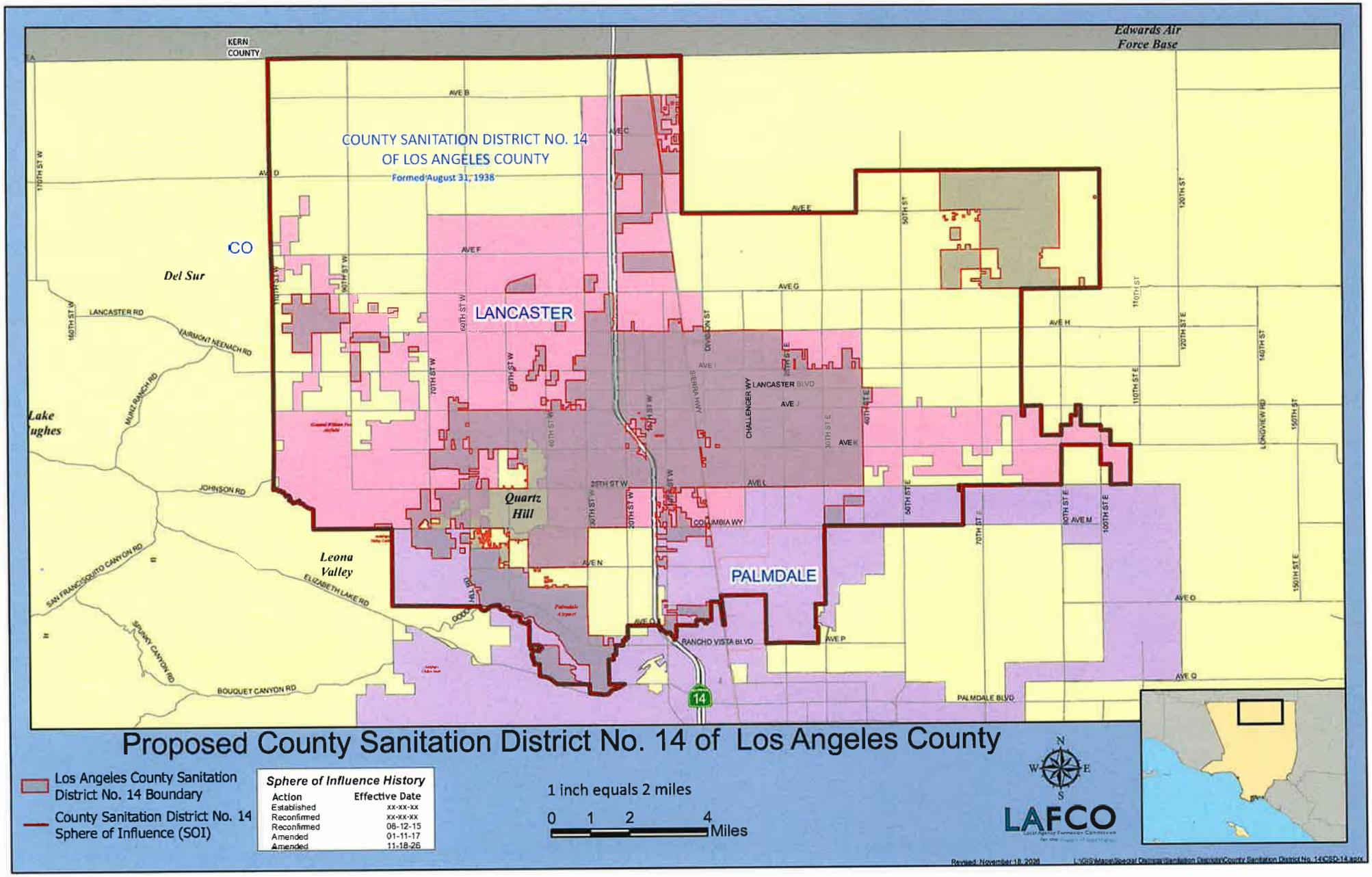
	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	FY2023-24	FY2024-25	FY19 - FY25 Avg. Annual % Change	% of Total
OPERATING REVENUES									
Commodities	1,531	2,095	0	1,064	343	2,709	3,792		
Contract revenue	483,177	521,332	492,412	630,078	523,053	665,075	786,828		
Industrial waste surcharge	415,174	516,946	383,697	512,300	484,305	414,750	541,367		
Internal services revenue	-	-				0	0		
Solid/food waste disposal fees	-	-				0	0		
Sale of energy	-	-				0	0		
Service charges	24,681,544	24,942,758	25,109,150	25,880,219	26,045,239	27,497,806	27,081,561		**95.3%**
Other	8,842	1,729	324	9,498	17,196	4,259	684		
			-						
Total Operating Revenues	**25,590,268**	**25,984,860**	**25,985,583**	**27,033,159**	**27,070,136**	**28,584,599**	**28,414,232**	**1.8%**	**100.0%**
OPERATING EXPENSES									
Chemicals	884,644	887,892	888,591	1,058,631	1,230,048	1,741,740	1,574,562		
Collection charges	19,820	19,833	20,903	20,620	21,233	22,050	23,248		
Depreciation/amortization	6,925,286	6,948,103	6,955,428	7,119,528	7,090,435	7,116,459	7,215,068		
Equipment and vehicle rentals	499,534	520,073	557,588	782,262	628,464	688,190	969,631		
Insurance and claims	90,368	(143,465)	41,232	35,595	75,261	84,605	89,442		
Internal administrative costs	1,597,371	1,994,328	1,844,070	2,018,131	2,516,665	2,532,327	2,803,635		
Materials and supplies	689,186	719,314	913,597	754,532	1,280,159	1,696,452	914,323		
Operations, repairs, and maintenance	318,030	373,747	579,403	346,270	381,155	768,034	539,791		
Pollution remediation costs	-	-				0	0		
Salaries and benefits	4,837,871	5,243,802	5,486,604	5,215,767	5,418,696	6,171,215	6,112,746		
Services	923,470	984,060	1,539,096	867,452	956,715	1,163,063	1,298,896		
Utilities	1,580,016	1,580,394	1,573,149	2,278,990	2,582,969	2,210,922	2,553,214		
Total Operating Expenses	**18,365,596**	**19,128,081**	**20,399,661**	**20,497,778**	**22,181,800**	**24,195,057**	**24,094,556**	**4.6%**	
Operating Income (loss)	**7,224,672**	**6,856,779**	**5,585,922**	**6,535,381**	**4,888,336**	**4,389,542**	**4,319,676**		

Los Angeles County Sanitation District 20

	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	FY2023-24	FY2024-25	
NONOPERATING REVENUES (EXPENSES)								
Nonoperating Revenues								
Interest revenue	783,929	878,114	605,734	316,943	1,277,005	1,698,195	1,351,151	
Property taxes	1,475,927	1,614,081	1,705,804	1,723,748	2,058,459	2,057,073	2,057,249	**5.7%**
Amortization of bond premium	2,146,624	2,006,881	1,877,020	1,714,863	1,565,924	1,416,029	1,265,021	
Amort. of deferred gain on refunding				0				
Other nonoperating revenue	3,504	3,551				245	110,146	
Gain on sale of equipment/assets	0							
Unrealized gain on investments	192,177	105,150				152,546	491,769	
Subtotal Nonoperating revenues	4,602,161	4,607,777	4,188,558	3,755,554	4,901,388	5,324,088	5,275,336	
Nonoperating Expenses								
Investment in joint ventures	-	0		0		0	0	
Bond issuance costs				0		0		
Amort. of deferred (loss) on refunding	229,706	229,706	270,499	206,866	206,866	206,866	206,866	
Interest expense	7,379,284	7,210,172	7,002,060	6,805,487	6,595,164	6,371,517	6,132,890	
Other nonoperating expense	222,812	226,316	225,922					
Tax and assessment expense	149,683	170,364	185,755	212,915	221,584	241,429	258,417	
Unrealized loss on investments			63,896	816,320	130,732			
Subtotal Nonoperating Expenses	7,981,485	7,836,558	7,748,132	8,041,588	7,154,346	6,819,812	6,598,173	
Net nonop. revenues (expenses)	**(3,379,324)**	**(3,228,781)**	**(3,559,574)**	**(4,286,034)**	**(2,252,958)**	**(1,495,724)**	**(1,322,837)**	
Income (loss) before capital contribution revenue and transfers	**3,845,348**	**3,627,998**	**2,026,348**	**2,249,347**	**2,635,378**	**2,893,818**	**2,996,839**	
Capital contribution revenue								
Connection fees	721,989	1,115,658	310,777	435,455	284,050	271,598	187,006	
Liquid waste								
Grants								
Subtotal capital contributions	721,989	1,115,658	310,777	435,455	284,050	271,598	187,006	
Transfers in	11,024,771	11,002,886	13,409,961	24,009,468	20,590,923	18,843,295	18,893,589	
Transfers out	11,042,807	11,060,542	13,480,860	12,443,697	20,952,637	19,027,064	19,187,144	
Change in Net Position	**4,549,301**	**4,686,000**	**2,266,226**	**14,250,573**	**2,557,714**	**2,981,647**	**2,890,290**	
NET POSITION - START OF YEAR	60,305,042	65,083,943	69,769,943	72,036,169	86,050,265	88,572,929	91,554,576	
Adjustments	229,600			(236,477)	(35,050)	0		
NET POSITION - END OF YEAR	**65,083,943**	**69,769,943**	**72,036,169**	**86,050,265**	**88,572,929**	**91,554,576**	**94,444,866**	

Los Angeles County Sanitation District 20

	FY2018-19	FY2019-20	FY2020-21	FY2021-22	FY2022-23	FY2023-24	FY2024-25
Net investment in capital assets	39,659,180	38,549,926	38,736,615	39,141,285	39,457,238	41,820,433	49,014,209
Restricted for capital projects	1,200,000	2,114,000	2,306,000	6,060,000	8,245,000	9,255,950	2,558,000
Restricted for debt service	-						
Unrestricted	24,224,763	29,106,017	30,993,554	40,848,980	40,870,695	40,478,197	42,872,661
Total Net Position	**65,083,943**	**69,769,943**	**72,036,169**	**86,050,265**	**88,572,933**	**91,554,580**	**94,444,870**
Total Revenues	30,192,429	30,592,637	30,174,141	30,788,713	31,971,524	33,908,687	33,689,568
Total Expenditures	26,347,081	26,964,639	28,147,793	28,539,366	29,336,146	31,014,869	30,692,729
Net before Capital & Transfers	3,845,348	3,627,998	2,026,348	2,249,347	2,635,378	2,893,818	2,996,839



Proposed County Sanitation District No. 14 of Los Angeles County

Los Angeles County Sanitation District No. 14 Boundary

County Sanitation District No. 14 Sphere of Influence (SOI)

Sphere of Influence History

Action	Effective Date
Established	xx-xx-xx
Reconfirmed	xx-xx-xx
Reconfirmed	08-12-15
Amended	01-11-17
Amended	11-18-26

1 inch equals 2 miles

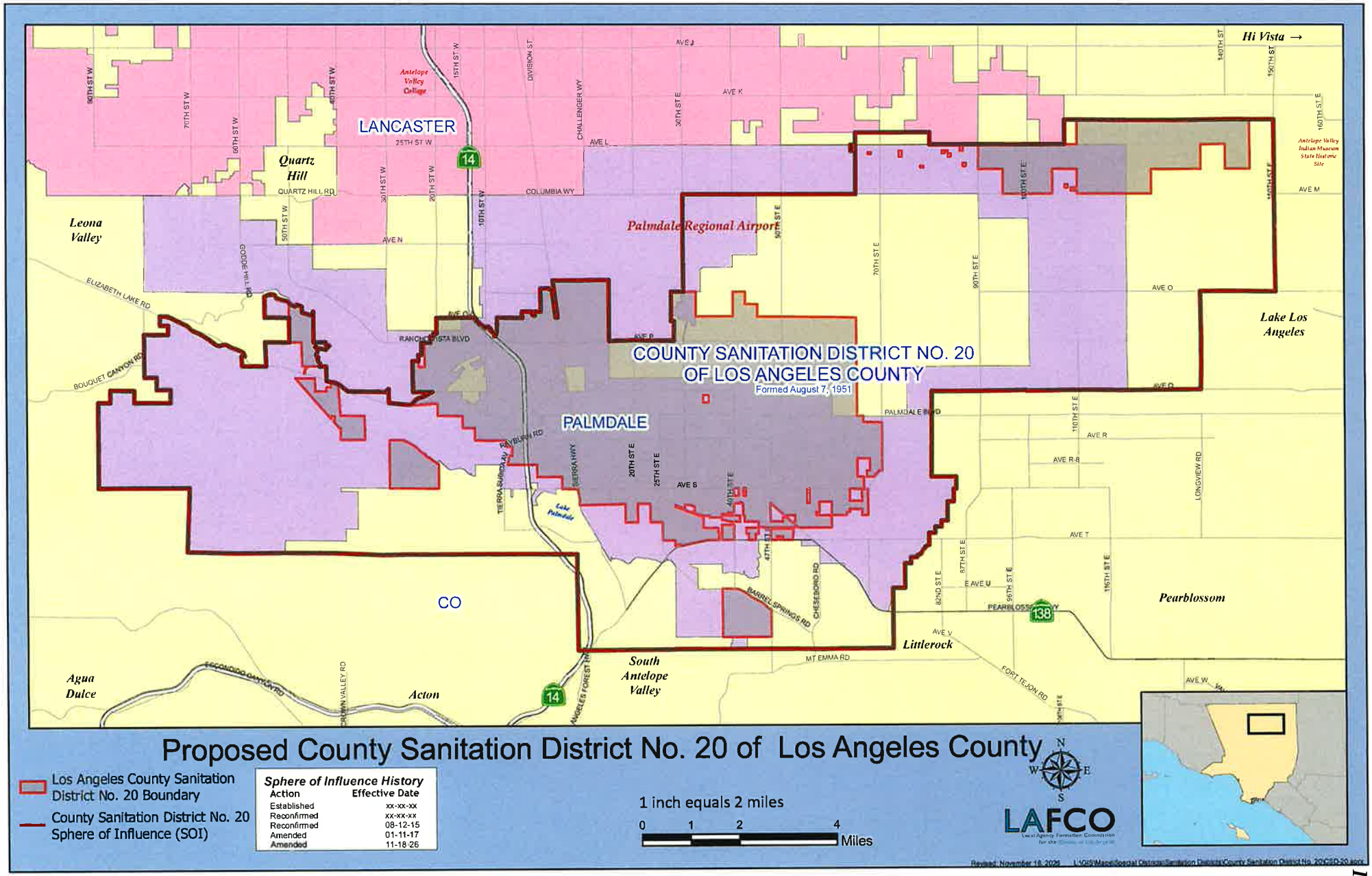
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N W E S

LAFCO

Local Agency Formation Commission for the County of Los Angeles

Revised: November 18, 2026 L:\GIS\Maps\Special Districts\Sanitation Districts\County Sanitation District No. 14\CSD-14.aprx



Proposed County Sanitation District No. 20 of Los Angeles County

Los Angeles County Sanitation District No. 20 Boundary

County Sanitation District No. 20 Sphere of Influence (SOI)

Sphere of Influence History	
Action	Effective Date
Established	xx-xx-xx
Reconfirmed	xx-xx-xx
Reconfirmed	08-12-15
Amended	01-11-17
Amended	11-18-26

1 inch equals 2 miles

0 1 2 4 Miles

N W E S

LAFCO

Local Agency Formation Commission for the County of Los Angeles

Revised: November 18, 2026 L:\GIS\Maps\Special Districts\Sanitation Districts\County Sanitation District No. 20\CSD-20.mxd

Item No. 7.c.

Staff Report

November 18, 2026

Agenda Item No. 7.d.

Reorganization No. 2025-02 to the City of Lancaster (14-470)
"Annexation to the City of Lancaster, the Antelope Valley Mosquito and Vector Control District, the Los Angeles County Waterworks District No. 40, Antelope Valley, and the Los Angeles County Sanitation District No. 14 of Los Angeles County"

PROPOSAL SUMMARY:

Size of Affected Territory:	620± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	City of Lancaster
Resolution:	July 9, 2024
Application Filed with LAFCO:	July 21, 2025
Certificate of Filing	October 19, 2026
Location:	The affected territory is located at northeast of the intersection of Avenue J and 50th Street East.
City/County:	Los Angeles County unincorporated territory adjacent to the City of Lancaster
Affected Territory:	The affected territory consists of vacant land, 1 (one) single-family home, and a facilities building. A portion of the affected territory is proposed to be developed into a solar farm. The topography is flat.
Surrounding Territory:	Surrounding the affected territory is agricultural crop production, scattered single-family homes, and vacant land.
Landowners/Real Party/ Parties of Interest:	There are multiple owners of land on record.
Registered Voters:	0 (zero) registered voters as of November 2, 2025
Purpose/Background:	The reason for the reorganization as set forth in the proposal to LAFCO is for the city and special districts to

	have the ability to provide services to the entire area being annexed, a portion of which includes a proposed solar farm.
Jurisdictional Changes:	The jurisdictional changes that result from this proposal include annexation to the City of Lancaster, Antelope Valley Mosquito and Vector Control District, Los Angeles County Waterworks District No. 40, Antelope Valley, and Los Angeles County Sanitation District No. 14 of Los Angeles County.
Within SOI:	Yes, the affected territory is within the Sphere of Influence (SOI), respectively, of the City of Lancaster; the Antelope Valley Mosquito and Vector Control District; the Los Angeles County Waterworks District No. 40, Antelope Valley; and the Los Angeles County Sanitation District No. 14 of Los Angeles County.
Public Hearing:	Pursuant to Government Code § 56658(h), and upon issuing a Certificate of Filing, the Executive Officer set the proposal for public hearing and gave published notice thereof, within the required ninety (90) days.
Waiver of Public/Protest Hearing:	Pursuant to Government Code § 56663, the Commission may waive protest proceedings that would otherwise be required if all of the criteria therein have occurred.
California Environmental Quality Act (CEQA) Clearance:	The CEQA clearance is a Mitigated Negative Declaration (MND) adopted by the City of Lancaster, as lead agency, on October 14, 2025. As a responsible agency pursuant to State CEQA Guidelines § 15096 the Commission certifies they have independently reviewed and considered and reached its own conclusion regarding the environmental effects of the proposed reorganization. A copy of the MND and adopted the Mitigation Monitoring Reporting Program, and Environmental Findings for the project are available through the offices of the Los Angeles LAFCO or at: https://lalafco.org/wp-content/uploads/documents/7.d.%20CEQA%202025-02%20lancaster.pdf
Additional Information:	None.

CERTIFICATE OF FILING:

Pursuant to Government Code § 56020.6, a Certificate of Filing (COF) is "the document issued by the executive officer that confirms an application for a change of organization or reorganization has met submission requirements and is accepted for filing."

Upon reviewing the proposal for completeness, and pursuant to the requirements of Government Code § 56658, the Executive Officer issued the COF to the applicant on October 19, 2026. In conjunction with the issuance of the COF, the Executive Officer set the public hearing date as Wednesday, November 18, 2026.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668:

a. Affected population, territory and adjacent areas:

The existing population is 0 (zero) residents as of July 21, 2025.

The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 0 (zero) residents (no anticipated change).

The affected territory is 620± acres. The affected territory consists of vacant land, 1 (one) single-family home, and a facilities building. A portion of the affected territory is proposed to be developed into a solar farm.

The assessed valuation is $4,472,148 as of tax roll 2023.

The per capita assessed valuation issue does not apply because the affected territory is unpopulated.

On October 6, 2026, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a corresponding property tax transfer resolution.

The topography of the affected territory is flat.

There are no natural boundaries within or adjacent to the affected territory.

There are no drainage basins on or near the affected territory.

The affected territory is not surrounded by populated areas on all sides.

b. Governmental Services and Controls:

A portion of the affected territory is proposed to be developed into a solar farm which require organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of government services and controls in the area are acceptable. The probable effect of the proposed action and of alternative courses of action on the cost and adequacy of services and controls in the affected territory and adjacent areas is minimal.

Municipal Services	Current Service Provider	Proposed Service Provider
Animal Control	Los Angeles County Department of Animal Care and Control	Los Angeles County Department of Animal Care and Control under contract to the City of Lancaster
Fire and Emergency Medical	Consolidated Fire Protection District of Los Angeles County (CFPD)	Consolidated Fire Protection District of Los Angeles County (CFPD) under contract to the City of Lancaster
Flood Control	Los Angeles County Flood Control District	Same
Library	Los Angeles County Library District	Los Angeles County Library District
Mosquito & Vector Control	None	Antelope Valley Mosquito and Vector Control District
Park and Recreation	Los Angeles County Department of Parks & Recreation	City of Lancaster
Planning	Los Angeles County Department of Regional Planning	City of Lancaster
Police Protection	Los Angeles Sheriff Department (LASD)	Los Angeles Sheriff Department (LASD) under contract to the City of Lancaster
Road Maintenance	Los Angeles County Department of Public Works	City of Lancaster
Solid Waste	Private Hauler under contract with landowners	Waste Management, Private Hauler under franchise to the City of Lancaster
Street Lighting	Los Angeles County Department of Public Works	Los Angeles County Department of Public Works

Water	None	Los Angeles County Waterworks District No. 40, Antelope Valley
Wastewater	None	Los Angeles County Sanitation District No. 14 of Los Angeles County

The County will continue to provide animal control, fire and emergency medical, flood control, library, police protection, and street lighting services directly or through contracts.

Upon approval of the reorganization request, the City of Lancaster will provide park and recreation, planning, road maintenance, as solid waste services directly or through contracts. The City will continue to provide adequate services and maintain current service levels. Enhanced service levels may be financed through city general fund revenues and/or developer fees.

Upon approval of the reorganization, the special districts will provide mosquito and vector control, water, and wastewater services. The special districts will continue to provide adequate services and maintain current service levels.

Potential enhanced services may be financed by general fund revenues, developer impact fees, community facilities districts, bonds, assessments, grants, and/or user fees.

c. Proposed Action and Alternative Actions:

The proposed action will have no effect on adjacent areas.

The proposed action will have no effect on mutual social and economic interests.

The proposal has no impact on the governmental structure of the County.

The effect of alternate actions on mutual social and economic interests and on the local governmental structure of the County is minimal.

d. Conformity with Commission Policies on Urban Development and Open Space, and Conformity with Open Space Land Conversion Policies in Government Code § 56377:

The proposal does not conflict with any Commission-adopted policies on urban development and open space conversion.

There is prime agricultural land within and adjacent to the affected territory. A portion of the affected territory is proposed to be developed into a solar farm. There are no open-space conversion issues.

e. Agricultural Lands:

There are agricultural lands within and adjacent to the affected territory. The impact of the proposal on these agricultural lands is minimal.

f. Boundaries:

The boundaries of the affected territory have been clearly defined by the applicant, conform to lines of assessment or ownership, and have been reviewed and approved by LAFCO's GIS/Mapping Technician.

The affected territory in this proposed annexation is contiguous to the existing boundaries of the City of Lancaster.

The Los Angeles County Sanitation District No. 14 of Los Angeles County is a sanitation district. The proposed annexation to Los Angeles County Sanitation District No. 14 of Los Angeles County is therefore subject to the provisions of its principal act, which is the County Sanitation District Act of 1923, Health and Safety Code § 4700 et seq. Pursuant to Health and Safety Code § 4830 as summarized below:

> Territory, whether situated within the same or another county and whether incorporated or unincorporated, which is:
>
> (a) not included in any other county sanitation district, or other district formed for similar purposes, OR
> (b) which is included in any district, which district is not, at the time of the proposed annexation, performing similar services in the area proposed to be annexed, may be annexed to a county sanitation district if the directors find and determine that the additional territory will be benefited by annexation.
>
> The land proposed to be annexed need not consist of contiguous parcels nor be contiguous with the county sanitation district when such land is within the same county.
>
> When land proposed to be annexed is not within the same county such land shall be contiguous to the district.

The affected territory in this proposed annexation is located in Los Angeles County, which is the same county in which Los Angeles County Sanitation District No. 14 is located, and the proposal therefore complies with Health and Safety Code § 4830.

The affected territory in this proposed annexation is contiguous to the existing boundaries of the District, is not within the boundaries of a County Sanitation District, nor is within the boundaries of a district not performing similar services, and the sanitation district board of directors find and determine that the additional territory will be benefited by annexation,

therefore complying with the contiguity provisions of the County Sanitation District Act of 1923 (Health and Safety Code § 4830).

The Antelope Valley Mosquito and Vector Control District is a mosquito abatement and vector control district. The proposed annexation to the Antelope Valley Mosquito and Vector Control District is therefore subject to the provisions of its principal act, which is the Mosquito Abatement and Vector Control District Law (Health and Safety Code § 2000 *et seq*). Pursuant to Health and Safety Code § 2007(a), "territory, whether incorporated or unincorporated, whether contiguous or noncontiguous, may be included in a district." Section 2007(a) also states that "[t]erritory that is already within a mosquito abatement and vector control district formed pursuant to this chapter may not be included within another mosquito abatement and vector control district."

The affected territory in this proposed annexation is contiguous to the existing boundaries of the District, and the proposal therefore complies with the contiguity provisions of the Mosquito Abatement and Vector Control District Law (Health and Safety Code § 2007(a)).

Furthermore, the affected territory is not located within the boundaries of another mosquito abatement and vector control district, and the proposal therefore complies with Health and Safety Code § 2007(a).

The Los Angeles County Waterworks District No. 40, Antelope Valley is a county waterworks district. The proposed annexation to the Los Angeles County Waterworks District No. 40, Antelope Valley is therefore subject to the provisions of its principal act, which is the County Waterworks District Law (Water Code § 55000 *et seq*). Pursuant to Water Code § 55800, "[a]ny portion or portions of a county containing unincorporated territory, or containing the whole or any portion of one or more incorporated cities, and not included in a district, may be added to any district." Water Code § 55801 imposes additional requirements for annexation of territory:

> "Territory within the same county but not contiguous with the district may be annexed to the district if the board determines that the district resulting from the annexation may be more efficiently and economically operated than if a separate district were formed. No parcel of noncontiguous territory which contains less than 10 acres may be annexed to any district."

The affected territory in this proposed annexation is contiguous with the existing boundaries of the District, and the proposal therefore complies with the contiguity provisions in Water Code § 55800.

The proposal does not create islands or corridors of unincorporated territory.

g. Regional Transportation Plan:

The Southern California Associated Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080. The closest highway to the reorganization is part of the RTP and SCS's State Highway improved program. The closest highway in the RTP/SCS is State Route 14, Antelope Valley Freeway, which is approximately 2 miles from the affected territory.

h. Consistency with Plans:

The proposal is consistent with the existing County General Plan designation of Non-Urban 1 (N1).

The affected territory is not within the boundaries of any Specific Plan.

Pursuant to the requirements of Government Code § 56375(a)(7), Pre-Zoning Ordinance No. 1138 was adopted by the City of Lancaster City Council on October 28, 2025. The pre-zoning designation of Rural Residential (RR-2.5) is consistent with the City of Lancaster General Plan.

i. Sphere of Influence:

The affected territory is within the Sphere of Influence of the City of Lancaster, Antelope Valley Mosquito and Vector Control District, Los Angeles County Waterworks District No. 40, Antelope Valley, and Los Angeles County Sanitation District No. 14 of Los Angeles County.

j. Comments from Public Agencies:

Staff did not receive any significant comments from public agencies or any resolutions raising objections from any affected agency.

k. Ability to Provide Services:

The City of Lancaster, the Antelope Valley Mosquito and Vector Control District, the Los Angeles County Waterworks District No. 40, Antelope Valley, and the Los Angeles County Sanitation District No. 14 of Los Angeles County currently provide municipal services within their respective areas. The reorganization would add 620 acres to their respective service areas. The City and special districts have acknowledged the reorganization and have indicated their respective ability to provide service to the affected territories once the reorganization is complete.

l. Timely Availability of Water Supplies:

There are no known issues regarding water supply or delivery.

m. Regional Housing Needs:

The proposed reorganization has no impact on the achievement of a fair share of regional housing needs of the City or County. The County and City have agreed to a Regional

Housing Needs Assessment (RHNA) allocation transfer of 0 (zero) very low, low, moderate, and above moderate income units from the County to the City.

n. Comments from Landowners, Voters, or Residents:

Staff did not receive any significant comments from landowners, voters, or residents.

o. Land Use Designations:

The proposal is consistent with the existing County General Plan designation of Non-Urban 1 (N1).

The proposal is consistent with the existing County zoning designation of Heavy Agriculture A-2 (A-2-5).

p. Environmental Justice:

The proposal makes no representations on exclusions of peoples of any race, culture, income and/or national origins with respect to the location of public facilities and public services, to ensure a healthy environment for all people such that the effects of the pollution are not disproportionately borne by any particular populations or 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).

q. Hazard Mitigation Plan:

The County of Los Angeles All-Hazard Mitigation Plan (approved September 9, 2025) establishes the County's emergency policies and procedures in the event of a disaster and addresses allocation of resources and protection of the public in the event of an emergency.

The Safety Element of the General Plan for the County of Los Angeles (approved July 12, 2022) addresses reduction of the potential risk of death, injuries, and economic damages resulting from natural and man-made hazards.

The affected territory is not within a Very High Fire Hazard Zone pursuant to maps published by the California Department of Forestry and Fire Protection (Cal Fire). The affected territory is not within the maps that identify State Responsibility Area. Both the County of Los Angeles All-Hazard Mitigation Plan and the Safety Element of the General Plan include information relating to mitigation and management of wildfire and fire hazard severity zones.

ADDITIONAL FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668.3:

a) District Annexation or City Detachment:

The proposed action involves district annexations.

(1) Interest in landowners/inhabitants, district annexations:
The proposed action will be for the interest of the landowners and/or present and/or future inhabitants within the district and within the affected territory.

(2) Interest in landowners/inhabitants, city detachments:
The proposed action does not involve a city detachment.

(3) Any factors which may be considered by the commission provided in Government Code § 56668:
The Commission has addressed the factors in *Government Code §* 56668, subsections (a) through (q), above.

(4) Any resolution raising objections to the action that may be filed by an affected agency:
No affected agency has filed a resolution raising objections to the proposed action.

(5) Any other matters which the commission deems material:
There are no additional matters which the commission deems material to the proposed action.

REGIONAL GROWTH CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668.5:

The Southern California Associated Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080.

Regional growth goals and policies, including the RTP and SCS, were a consideration of the proposed action

ADDITIONAL INFORMATION/OTHER MATTERS (RELEVANT TO THE PROPOSAL):

None.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The CEQA clearance is a Mitigated Negative Declaration (MND) adopted by the City of Lancaster, as lead agency, on October 14, 2025 which determined the project will not have a significant effect on the environment and compliance with Mitigation Measures were made a condition of the approval.

The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096, and certifies that the Commission has independently reviewed and considered and

reached its own conclusions regarding the environmental effect of the Commission's approval related to the proposed project as shown in the MND.

The MND and the adopted Mitigation Monitoring and Reporting Program and Environmental Findings, adopted by the City of Lancaster, are available through the offices of the Los Angeles LAFCO.

PUBLIC HEARING NOTICE:

Mailed Notice: LAFCO is required to provide notice of the public hearing to landowners and registered voters "within the affected territory" and to all landowners and registered voters "within 300 feet" of the affected territory pursuant to Government Code § 56157(d) and (f); notice "shall be sent first class and deposited, postage prepaid, in the United States mails" pursuant to Government Code § 56155; and notice "shall be mailed at least 21 days prior to the date specified in the notice for hearing" pursuant to Government Code § 56156.

Newspaper Notice: LAFCO is required to provide notice of the public hearing "in one or more newspapers of general circulation within each affected county, affected city, or affected district," pursuant to Government Code § 56153, and notice "shall be commenced at least 21 days prior to the date specified in the notice for the public hearing," pursuant to Government Code § 56154. LAFCO published a hearing notice in the Daily Commerce on October 21, 2026.

All requirements for the public hearing notice have been satisfied.

WAIVER OF PROTEST PROCEEDINGS:

Pursuant to Government Code § 56663, the Commission may waive protest proceedings if all of 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 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 within the affected territory is received before the conclusion of the Commission proceedings on the proposal.

All criteria have been met for the Commission to waive protest proceedings; however should written opposition be received by the Commission prior to the conclusion of the Commission proceeding, the matter should be referred to staff to schedule protest proceedings.

RECONSIDERATION:

Pursuant to Government Code § 56895(a), "any person or affected agency may file a **written**

request with the Executive Officer requesting amendments to or reconsideration of the Resolution Making Determinations."

The written request "shall state the specific modification to the resolution being requested and shall state what new or different facts that could not have been presented previously are claimed to warrant the reconsideration."

A request for reconsideration and associated fees shall be submitted to the LAFCO office no later than 5:00 p.m. on Monday, December 21, 2026. Upon receipt, staff will place the request on the agenda of the next meeting of the Commission for which notice can be given.

EFFECTIVE DATE:

Should the Commission approve and order the reorganization, the effective date will be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk. This date presumes that no requests for reconsideration (pursuant to Government Code § 56895) are filed, and that LAFCO has not received written protests which meet or exceed the protest thresholds (pursuant to Government Code Sections 57093—57094, as applicable).

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the City of Lancaster, Antelope Valley Mosquito and Vector Control District, Los Angeles County Waterworks District No. 40, Antelope Valley, and Los Angeles County Sanitation District No. 14 of Los Angeles County which will be for the interest of landowners and/or present and/or future inhabitants within the City and Districts and within the reorganization territory.

RECOMMENDED ACTION:

1. Open the public hearing and receive testimony on the reorganization;

2. There being no further testimony, close the public hearing; and

3. There being no written opposition submitted by the landowners or registered voters within the affected territory before the conclusion of this hearing on the proposal, waive the protest proceedings pursuant to Government Code § 56663 and Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Reorganization No. 2025-02 to the City of Lancaster (14-470), "Annexation to the City of Lancaster, Antelope Valley Mosquito and Vector Control District, Los Angeles County Waterworks District No. 40, Antelope Valley, and Los Angeles County Sanitation District No. 14 of Los Angeles County".

RESOLUTION NO. 2026-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES MAKING DETERMINATIONS APPROVING AND ORDERING "REORGANIZATION NO. 2025-02 TO THE CITY OF LANCASTER (14-470)" (ANNEXATION TO THE CITY OF LANCASTER, ANTELOPE VALLEY MOSQUITO AND VECTOR CONTROL DISTRICT, THE LOS ANGELES COUNTY WATERWORKS DISTRICT NO. 40, ANTELOPE VALLEY, AND THE LOS ANGELES COUNTY SANITATION DISTRICT NO. 14 OF LOS ANGELES COUNTY)

WHEREAS, the City of Lancaster (City) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission or LAFCO), 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 Lancaster, Antelope Valley Mosquito and Vector Control District, Los Angeles County Waterworks District No. 40, Antelope Valley, and Los Angeles County Sanitation District No. 14 of Los Angeles County, all within the County of Los Angeles (County); and

WHEREAS, the proposed reorganization consists of approximately 620± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Reorganization No. 2025-02 to the City of Lancaster (14-470)"; 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 reorganization is for the city and special districts to have the ability to provide services to the affected territory; 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 October 21, 2026, 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 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 November 18, 2026, 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 January 13, 2027 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. unless cancelled or rescheduled by the Commission or the Commission Chair approves an alternative meeting location.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Reorganization No. 2025-02 to the City of Lancaster (14-470), pursuant to State CEQA Guidelines § 15096, the Commission considered the Mitigated Negative Declaration prepared and adopted by the City of Lancaster, as lead agency, on October 14, 2025, together with any comments received during the public review process; certifies that the Commission has independently reviewed and considered and reached its own conclusions regarding the environmental effects of the Commission's approval related to the project as shown in the Mitigated Negative Declaration; and adopts the mitigation monitoring program as applicable, finding that the mitigation monitoring program is adequately designed to ensure compliance with the mitigation measures during project implementation as applicable to the responsible agency.
2. The Commission finds the number of written opposition filed by landowners and registered voters is ____.
3. Mailed notice has been provided pursuant to Government Code § 56663 on October 19, 2026.

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 620± acres, is uninhabited, and is assigned the following short form designation: " Reorganization No. 2025-02 to the City of Lancaster (14-470)".
6. Reorganization No. 2025-02 to the City of Lancaster (14-470) is hereby approved, subject to the following terms and conditions:
    a. The City 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 reorganization shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-
    c. Recorder/County Clerk.
    d. Recordation of the Certificate of Completion shall not occur prior to the conclusion of the 30-day reconsideration period provided under Government Code § 56895.
    e. 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.

f. 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 and Districts.

g. The regular County assessment roll shall be utilized by the City and Districts.

h. The affected territory will be taxed for any existing general indebtedness, if any, of the City and Districts.

i. Annexation of the affected territory described in Exhibits "A" and "B" to the City of Lancaster, Antelope Valley Mosquito and Vector Control District, Los Angeles County Waterworks District No. 40, Antelope Valley, and Los Angeles County Sanitation District No. 14 of Los Angeles County.

j. 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.

k. Upon the effective date of the reorganization, 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.

l. Upon the effective date of the reorganization, the City 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 reorganization, the City 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 reorganization 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 reorganization area. Los Angeles County Department of Public Works Department (LACDPW) should be contacted to provide any MPD which may be in effect for the reorganization 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 reorganization area; (4) coordinate development within the reorganization 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. Except to the extent in conflict with "a" through "l", 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. 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 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.

8. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the City of Lancaster, Antelope Valley Mosquito and Vector Control District, Los Angeles County Waterworks District No. 40, Antelope Valley, and Los Angeles County Sanitation District No. 14 of Los Angeles County.
9. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
10. The Executive Officer is directed to transmit a copy of this resolution to the City and Districts, 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*.
11. 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 18th day of November 2026.

MOTION:
SECOND:
AYES:
NOES:
ABSTAIN:
ABSENT:
MOTION PASSES: 0/0/0

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

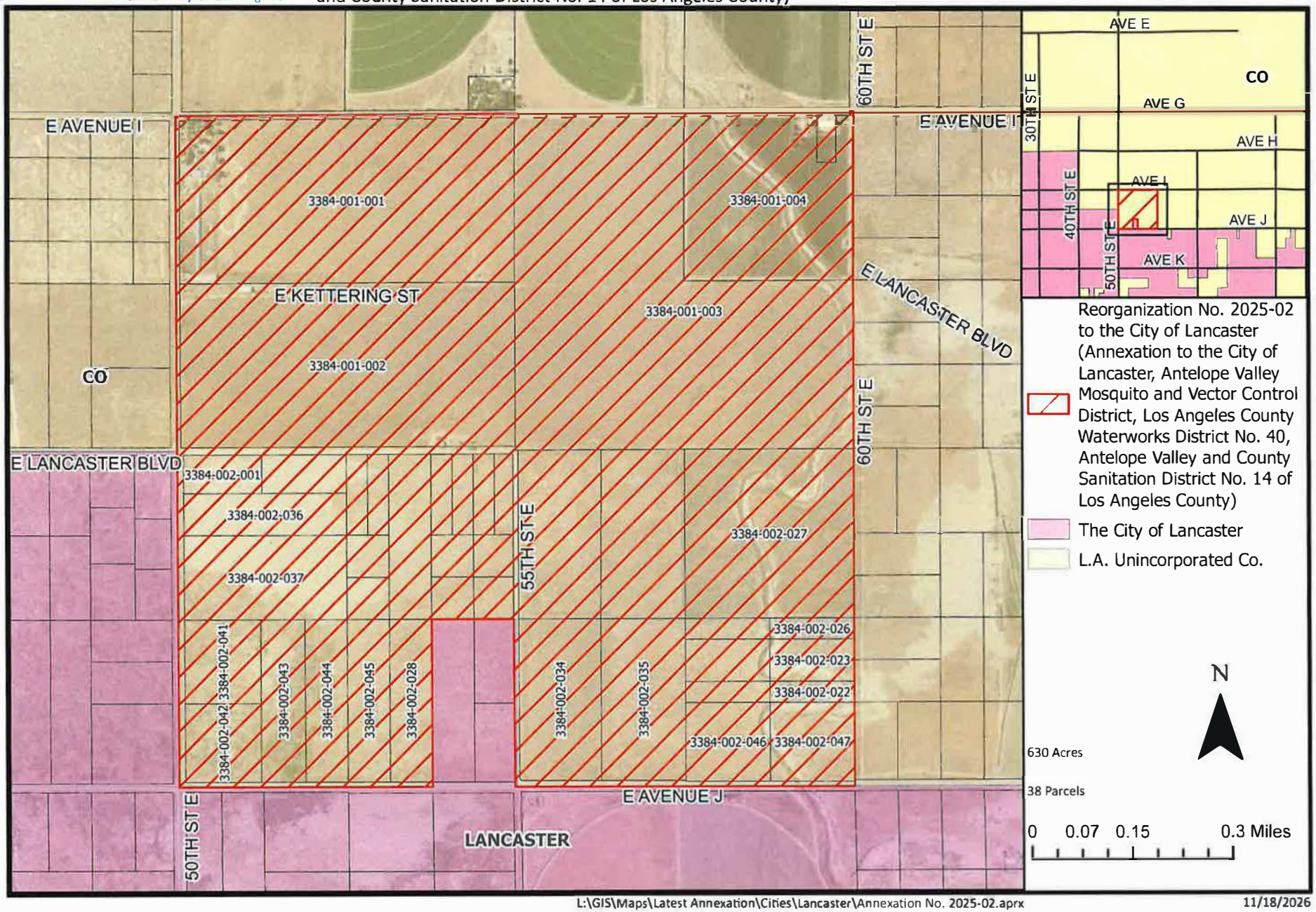
Paul A. Novak, AICP
Executive Officer

LAFCO
Local Agency Formation Commission
for the County of Los Angeles

Reorganization No. 2025-02 to the City of Lancaster

(Annexation to the City of Lancaster, Antelope Valley Mosquito and Vector Control District, Los Angeles County Waterworks District No. 40, Antelope Valley, and County Sanitation District No. 14 of Los Angeles County)

Item No. 7.d.



L:\GIS\Maps\Latest Annexation\Cities\Lancaster\Annexation No. 2025-02.aprx

11/18/2026

Staff Report

November 18, 2026

Agenda Item No. 9.a.

Proposed Commission Meeting Schedule for 2027

Staff is proposing a Commission Meeting schedule for Calendar Year 2027 (see attached). The proposed schedule is consistent with the Rules of the Commission, which dictate that the Commission hold its regular meetings on the second Wednesday of the month at 9:00 a.m.

Staff has reviewed the proposed Commission Meeting dates for potential conflicts with scheduled Federal and State Holidays; established religious holidays; and the CALAFCO Annual Conference and Staff Workshop.

Staff has identified two potential conflicts:

- Regular Commission Meeting (second Wednesday of the month) on Wednesday, February 10, 2027: This is the same day as the Christian Holiday of Ash Wednesday. On Ash Wednesday, LAFCO will allow for a two-hour window during working hours for staff to attend mass on Ash Wednesday (staff can also attend mass after regular working hours). For this reason, **staff recommends retaining the Wednesday, February 10, 2027 Commission Meeting.**

- Regular Commission Meeting (second Wednesday of the month) on Wednesday, September 8, 2027, which is the first day of the California Association of Local Agency Formation Commission (CALAFCO) Annual Conference in Pasadena. Staff anticipates that several commissioners, staff, and legal counsel will attend the full three (3) days of the Conference (September 8-10, 2027). Given the time commitment required of staff and legal counsel to prepare the meeting agenda package, it is not feasible to reschedule this meeting; additionally, staff will be busy preparing for the Annual Conference. Finally, staff notes that the September 8-10 dates were the only available window of time that worked for both the host hotel and for CALAFCO, given other scheduling constraints. For these reasons, **staff recommends canceling the Wednesday, September 8, 2027 Commission Meeting.**

Staff recommends that the Commission discuss and consider the proposed Commission Meeting Schedule for Calendar Year 2027, direct staff to make any changes, as appropriate, and post the adopted schedule to the LAFCO website.

Recommended Action:

Staff recommends that the Commission:

1. Adopt a Commission Meeting Schedule for Calendar Year 2027; and

2. Direct staff to post the adopted Commission Meeting Schedule for Calendar Year 2027.

LOCAL AGENCY FORMATION COMMISSION

SCHEDULE OF MEETINGS

2027

The Commission will meet at 9:00 a.m., in the Board of Supervisors Hearing Room (Room 381, Kenneth Hahn Hall of Administration), 500 West Temple Street, Los Angeles, on the following Wednesdays:

2nd Wednesday of the Month	
January 13	July 14
February 10	August 11
March 10	**~~September 8~~
April 14	October 13
*May 12	November 10
June 9	December 8
January 12, 2028	

***The Board of Supervisors are scheduled to hold Budget Hearings in the month of May. Therefore, the May 12th LAFCO meeting may be relocated to another meeting room in the Hall of Administration.**

**** The September 8th Commission (LAFCO) Meeting is canceled because it is the first day of the California Association of Local Agency Formation Commissions (CALAFCO) Annual Conference in Pasadena.**

Staff Report

November 18, 2026

Agenda Item No. 9.b.

Independent Auditor's Report for Fiscal Year 2025-26

In March of this year, the Commission awarded Davis Farr LLP a contract for auditing services for four (4) fiscal years, Fiscal Year (FY) 2025-26, 2026-27, 2027-28, 2028-29, with two year options to extend the contract for FYs 2029-30 and 2030-31.

Stephen Scannell, of Davis Farr, LLP will present the findings of the FY 2025-26 Independent Auditor's Report, and she will be available to answer questions from the Commission.

This year's audit was conducted in accordance with generally accepted auditing standards, and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the U.S. Comptroller General.

The auditors have provided a favorable opinion of LAFCO's financial statements. The auditor did not identify any deficiencies in internal controls, nor did they find any instances of noncompliance or any material misstatements.

The Audited Financial Statements for FY 2025-26 are attached for your consideration and review. The documents include the following: Independent Auditor's Report, Management's Discussion and Analysis, Basic Financial Statements, Required Supplemental Information, and the Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*. Also attached is a letter from Davis Farr, dated October 28, 2026 concerning the responsibilities of performing the audit, consistent with governmental and professional standards.

Staff Recommendation

1. Receive and file the enclosed Independent Auditor's Report, audited financial statements, and associated documents for Fiscal Year 2025-26, ending June 30, 2026.

DavisFarr
CERTIFIED PUBLIC ACCOUNTANTS

Davis Farr LLP
18201 Von Karman Avenue | Suite 1100 | Irvine, CA 92612
Main: 949.474.2020 | Fax: 949.263.5520

To the Board of Commissioners
Los Angeles Local Agency Formation Commission
Pasadena, California

We have audited the financial statements of the Los Angeles Local Agency Formation Commission (the Commission) as of and for the year ended June 30, 2026 and have issued our report thereon dated October 28, 2026. Professional standards require that we advise you of the following matters relating to our audit.

Our Responsibility in Relation to the Financial Statement Audit

As communicated in our engagement letter dated June 4, 2026, our responsibility, as described by professional standards, is to form and express an opinion about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the Commission solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm, have complied with all relevant ethical requirements regarding independence.

We identified self-review threats to independence as a result of non-attest services provided. Those non-attest services included the preparation of the financial statements and recording journal entries detected during the audit process. To mitigate the risk, management has compared the draft financial statements and footnotes to the underlying accounting records to verify accuracy and has reviewed a disclosure checklist to ensure footnotes are complete and accurate.

Additionally, we utilize a quality control reviewer to perform a second review of journal entries and the financial statements. We believe these safeguards are sufficient to reduce the independence threats to an acceptable level.

Significant Risks Identified

We have identified the following significant risks:

- Implementation of GASB Statement No. 103, *Financial Reporting Model Improvements*
- Revenue recognition
- Management override of controls

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the Commission is included in Note 1 to the financial statements. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are:

- Management's estimate of transactions related to net pension liabilities based on actuarial information. We evaluated the key factors and assumptions used to develop the amounts by the actuary and determined that it is reasonable in relation to the financial statements taken as a whole.

- Management's estimate of transactions related to net OPEB liabilities based on actuarial information. We evaluated the key factors and assumptions used to develop the amounts by the actuary and determined that it is reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

- The Pension Plan disclosures in note 5 to the financial statements.
- The OPEB Plan disclosures in note 6 to the financial statements.

The financial statement disclosures are neutral, consistent, and clear.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements

For purposes of this communication, professional standards also require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole and each applicable opinion unit. We did not identify any uncorrected financial statement misstatements.

In addition, professional standards require us to communicate to you all material, corrected misstatements that were brought to the attention of management as a result of our audit procedures. We did not identify any material misstatements as a result of our audit procedures.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the Commission's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

We have requested certain written representations from management, which are included in the letter dated October 28. 2026.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that they regularly consult with Platinum Strategies, Inc. regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the Commission, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may

affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the Commission's auditors.

Restriction on Use

This report is intended solely for the information and use of the Board of Commissioners and management of the Commission and is not intended to be and should not be used by anyone other than these specified parties.

Davis Farr LLP

Irvine, California
October 28, 2026

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

BASIC FINANCIAL STATEMENTS

Year ended June 30, 2026

(With Independent Auditor's Report Thereon)

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

Basic Financial Statements

Year ended June 30, 2026

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DavisFarr
CERTIFIED PUBLIC ACCOUNTANTS

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Independent Auditor's Report

The Commission Members
Los Angeles Local Agency Formation Commission
Pasadena, California

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and major fund of the Los Angeles Local Agency Formation Commission (the "Commission"), as of and for the year ended June 30, 2026, and the related notes to the financial statements, which collectively comprise the Commission's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the governmental activities and major fund of Los Angeles Local Agency Formation Commission as of June 30, 2026, and the changes in its financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Commission and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter

During the year ended June 30, 2026, the Commission implemented Governmental Accounting Standards Board (GASB) Statement No. 103, Financial Reporting Model Improvements. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the

Commission's ability to continue as a going concern for one year after the date that the financial statements are issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Commission's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Commission's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the *Management's Discussion and Analysis, Schedule of Plan Proportionate Share of the Net Pension Liability, Schedule of Plan Contributions – Defined Benefit Pension Plan, Schedule of Changes in Net OPEB Liability and Related Ratios, Schedule of Proportionate Share of the Net OPEB Liability, Schedule of Plan Contributions – Defined Benefit OPEB Plan, Schedule of Collective OPEB Expense – Defined Benefit OPEB Plan, and the Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual: General Fund* be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Report on Summarized Comparative Information

We have previously audited the Commission's June 30, 2025 financial statements, and we expressed unmodified audit opinions on those audited financial statements in our report dated October 15, 2025. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2025 is consistent, in all material respects, with the audited financial statements from which it has been derived.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated October 28, 2026 on our consideration of the Commission's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Commission's internal control over financial reporting and compliance.



Irvine, California
October 28, 2026

LOS ANGELES LOCAL AGENCY FORMATION COMMISSION

Management's Discussion and Analysis

Year ended June 30, 2026

The following management's discussion and analysis of the financial performance of the Los Angeles County Local Agency Formation Commission (the Commission) provides an overview of the Commission's financial activities for the fiscal year ended June 30, 2026. Please read it in conjunction with the financial statements identified in the accompanying table of contents.

This financial report is designed to provide our citizens, taxpayers, customers, and creditors with a general overview of the Commission's finances and to show the Commission's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the Executive Officer, Paul Novak at 80 South Lake Avenue, Suite 870, Pasadena, CA 91101.

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report consists of a series of financial statements. The Statement of Net Position and the Statement of Activities provide information about the activities of the Commission as a whole and present a longer-term view of the Commission's finances.

The annual report consists of management's discussions and analysis (this section), the basic financial statements and required supplementary information. The basic financial statements include the government-wide financial statements, the fund financial statements, and notes to the financial statements.

Government-wide financial statements. The Statement of Net Position and the Statement of Activities present financial data for the Commission as a whole and provide a longer-term view of the Commission's finances. These statements include all assets, deferred outflows of resources, liabilities, and deferred inflows of resources using the accrual basis of accounting. All of the current year's revenues and expenses are reported regardless of when cash is received or paid. The Commission's net position is one way to measure its financial position. Over time, increases and decreases in net position are one indicator of whether the Commission's financial health is improving or deteriorating.

Fund financial statements. All of the Commission's basic services are reported in its governmental fund, the General Fund, which focuses on how money flows into and out of the fund and the balance left at year end that is available for spending. The fund is reported using modified accrual accounting which measures cash and other current financial resources that can readily be converted to cash. The fund financial statements provide a short-term view of the Commission's operations and help determine whether there are more or fewer financial resources that can be spent in the near future. A reconciliation following the fund financial statements explains the differences between the government-wide and fund financial statements.

Notes to the financial statements delve deeper into the Commission's finances as reported in the financial statements. The information in the notes is as important to understanding the Commission's finances as the information in the financial statements.

ANALYSIS OF THE COMMISSION'S FINANCES

Net Position

Table 1
Statement of Net Position
June 30, 2026 and 2025

	2026	2025	Change	%
ASSETS & DEFERRED OUTFLOWS:				
Current assets	$ 2,912,155	2,777,902	134,253	4.83%
Capital assets, net	85,494	199,229	(113,735)	-57.09%
Total assets	2,997,649	2,977,131	20,518	0.69%
Deferred outflows of resources	711,031	794,173	(83,142)	-10.47%
LIABILITIES & DEFERRED INFLOWS				
Current liabilities	228,686	228,226	460	0.20%
Non-current liabilities	1,356,387	1,621,784	(265,397)	-16.36%
Total liabilities	1,585,073	1,850,010	(264,937)	-14.32%
Deferred inflows of resources	376,738	385,155	(8,417)	-2.19%
NET POSITION:				
Investment in capital assets	(5,385)	(22,331)	16,946	-75.89%
Unrestricted	1,752,254	1,558,470	193,784	12.43%
Total net position	$ 1,746,869	1,536,139	210,730	13.72%

Table 1 shows that as of June 30, 2026, the Commission's total assets increased by $20,518, or 0.69%, primarily due to an increase in cash and investments, offset by depreciation and amortization of capital assets, primarily the right to use assets for office space. Current liabilities increased by $460, or 0.20%, as higher accounts payable and higher current portion of compensated absences were offset by a decrease in the current portion of office lease liability. Non-current liabilities decreased $265,397, or 16.36%, primarily due to decreases in the net pension liability and the office lease liability, offset by an increase in the net OPEB liability. Net position increased $210,730 or 13.72%.

Changes in net position

A summary of the government-wide *Statement of Activities* follows:

The increase or decrease in net position can provide an indication as to whether the overall financial position of the Commission improved or deteriorated during the year.

Table 2
Statement of Activities
Years Ended June 30, 2026 and 2025

	2026	2025	Change	%
REVENUES:				
Apportionment	$ 1,850,813	1,723,065	127,748	7.41%
Charges for services	250,614	254,454	(3,840)	-1.51%
Investment income (loss)	121,285	147,025	(25,740)	-17.51%
Total Revenues	2,222,712	2,124,544	98,168	4.62%
EXPENSES:				
General government	2,008,639	1,730,703	277,936	16.06%
Interest	3,343	7,648	(4,305)	-56.29%
Total Expenses	2,011,982	1,738,351	273,631	15.74%
Change in net position	210,730	386,193	(175,463)	-45.43%
NET POSITION:				
Beginning of year, as previously reported	1,536,139	1,156,661	379,478	32.81%
Implementation of new standard	-	(14,228)	14,228	-100.00%
Correction of error	-	7,513	(7,513)	-100.00%
Beginning of year, as restated	1,536,139	1,149,946	386,193	33.58%
End of year	$ 1,746,869	1,536,139	210,730	13.72%

In fiscal year 2026, revenue increased by $98,168, or 4.62%, primarily due to an increase in apportionment revenue, as the Commission's adopted budget included higher costs, mainly for Municipal Service Reviews, offset by decreases in investment income, due to lower interest earnings and a smaller increase in the fair value of investments in the County Treasury Pool, and charges for services, as other charges for services decreased while filing fees were consistent with the prior year. Expenses increased by $273,631, or 15.74%, primarily due to an increase in professional services related to Municipal Service Reviews, offset by a decrease in interest expense on the office lease as the lease liability declined.

General Fund

The General Fund is the only fund of the Commission and is considered a governmental fund for financial reporting purposes. The fund balance increased by $96,689 during the fiscal year to $2,862,088, as revenues of $2,222,713 exceeded expenditures of $2,126,024. The Commission's budget was balanced, and filing fees and investment income exceeded budgeted amounts by $130,580 and $71,285, respectively, more than offsetting expenditures that exceeded budget by $105,210.

SIGNIFICANT CAPITAL ASSET AND LONG-TERM FINANCING ACTIVITY

Capital Assets

Table 3
Capital Assets
June 30, 2026 and 2025

	2026	2025	Change
Leasehold improvements	$ 8,125	8,125	-
Office equipment	26,602	26,602	-
Right to use asset	608,611	617,280	(8,669)
Capital assets	643,338	652,007	(8,669)
Accumulated depreciation	(557,844)	(452,778)	(105,066)
Capital assets, net	$ 85,494	199,229	(113,735)

At the end of fiscal year 2026, the Commission's net capital assets totaled $85,494 (net of accumulated depreciation), a decrease of $113,735 from the prior year. This includes equipment, tenant improvements, and the right to use assets for an office space lease and an equipment lease. The Commission had no capital additions during the year, so the decrease reflects $113,735 of depreciation and amortization. During the year, the Commission's postage meter lease ended and the right-to-use asset of $8,669 was removed. (See Note 3 for further information).

Long-Term Liabilities

Table 4
Long-term liabilities
June 30, 2026 and 2025

	2026	2025	Change
Compensated absences	$ 180,908	175,400	5,508
Lease payable	90,879	221,560	(130,681)
Total long-term liabilities	$ 271,787	396,960	(125,173)

The Commission's long-term liabilities decreased by $125,173 during the year, primarily due to scheduled lease payments, partially offset by an increase in compensated absences. The compensated absences liability represents the value of vacation or sick leave that is more likely than not to be used or paid out upon termination. Lease payable consists of the Commission's office space lease, and its equipment lease, which end in February and April 2027, so the remaining payable of $90,879 is due within one year. Additional information on long-term liabilities may be found in Note 4 of the Notes to Financial Statements.

CURRENTLY KNOWN FACTS, DECISIONS, OR CONDITIONS

Municipal Service Reviews. In fiscal year 2025-26, professional service costs for Municipal Service Reviews exceeded budget by $79,733. The Commission expects MSR work to continue in fiscal year 2026-27 and has budgeted $180,000 for these services.

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES
Statement of Net Position
June 30, 2026
(With comparative information for the prior year)

	Governmental Activities	
	2026	2025
Assets:		
Cash and investments (note 2)	$ 2,782,996	2,647,556
Accounts receivable	5,421	5,623
Interest receivable	8,873	9,296
Prepaid expenses	114,865	115,427
Capital assets, net (note 3)	85,494	199,229
Total assets	2,997,649	2,977,131
Deferred outflow of resources:		
Deferred outflows - pension contributions (note 5)	217,379	210,876
Deferred outflows - pension actuarial (note 5)	343,000	409,000
Deferred outflows - OPEB contribution (note 6)	24,058	23,036
Deferred outflows - OPEB actuarial (note 6)	126,594	151,261
Total deferred outflow of resources	711,031	794,173
Liabilities:		
Accounts payable	50,067	12,503
Long-term liabilities:		
Due within one year:		
Compensated absences (note 4)	87,740	85,069
Lease liability (note 4)	90,879	130,654
Due beyond one year:		
Compensated absences (note 4)	93,168	90,331
Lease liability (note 4)	-	90,906
Net OPEB liability (note 6)	415,219	363,547
Net pension liability (note 5)	848,000	1,077,000
Total liabilities	1,585,073	1,850,010
Deferred inflow of resources:		
Deferred inflow of resources - pension actuarial (note 5)	154,000	84,000
Deferred inflow of resources - OPEB actuarial (note 6)	222,738	301,155
Total deferred inflow of resources	376,738	385,155
Net position:		
Net investment in capital assets	(5,385)	(22,331)
Unrestricted	1,752,254	1,558,470
Total net position	$ 1,746,869	1,536,139

See accompanying notes to the basic financial statements

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES
Statement of Activities
Year ended June 30, 2026
(With comparative information for the prior year)

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position - Governmental Activities: 2026	Net (Expense) Revenue and Changes in Net Position - Governmental Activities: 2025
Governmental activities:						
General government	$ 2,008,639	250,614	-	-	(1,758,025)	(1,476,249)
Interest	3,343	-	-	-	(3,343)	(7,648)
Total governmental activities	$ 2,011,982	250,614	-	-	(1,761,368)	(1,483,897)
General revenues:						
Apportionment					1,850,813	1,723,065
Investment income					121,285	147,025
Total general revenues					1,972,098	1,870,090
Change in net position					210,730	386,193
Net position, beginning, as previously reported					1,536,139	1,156,661
Implementation of new standard					-	(14,228)
Correction of error					-	7,513
Net position, beginning, as restated					1,536,139	1,149,946
Net position, end of year					$ 1,746,869	1,536,139

See accompanying notes to the basic financial statements

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES
Governmental Funds
Balance Sheet
June 30, 2026
(With comparative information for the prior year)

	General Fund	
	2026	2025
Assets		
Cash and investments	$ 2,782,996	2,647,556
Accounts receivable	5,421	5,623
Interest receivable	8,873	9,296
Prepaid expenses	114,865	115,427
Total assets	$ 2,912,155	2,777,902
Liabilities and Fund Balance		
Liabilities:		
Accounts payable	$ 50,067	12,503
Total liabilities	50,067	12,503
Fund balance:		
Nonspendable:		
Prepaid expenses	114,865	115,427
Unassigned	2,747,223	2,649,972
Total fund balance	2,862,088	2,765,399
Total liabilities and fund balance	$ 2,912,155	2,777,902

See accompanying notes to the basic financial statements

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES
Governmental Funds
Reconciliation of the Balance Sheet of
Governmental Funds to the Statement of Net Position
June 30, 2026

Fund balance of governmental fund	$	2,862,088
Amounts reported for governmental activities in the Statement of Net Position are different because:		
Capital Related Items		
When capital assets (property, plant, equipment) that are to be used in governmental activities are purchased or constructed, the cost of those assets are reported as expenditures in governmental funds. However, the Statement of Net Position includes those capital assets among the assets of the Commission as a whole.		
Capital assets		643,338
Accumulated depreciation		(557,844)
Long-Term Liability Transactions		
Long-term liabilities applicable to the Commission's governmental activities are not due and payable in the current period and, accordingly, are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position.		
Compensated absences		(180,908)
Lease liability		(90,879)
Net OPEB liability		(415,219)
Net pension liability		(848,000)
Deferred Outflows and Inflows of Resources		
Certain deferred outflows and inflows of resources are not due and payable in the current period and are not current assets or financial resources, therefore these items are not reported in the governmental funds.		
Deferred outflows - contributions		241,437
Deferred outflows - actuarial		469,594
Deferred inflows - actuarial		(376,738)
Net position of governmental activities	$	1,746,869

See accompanying notes to the basic financial statements

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES
Governmental Funds
Statement of Revenues, Expenditures and
Changes in Fund Balances
Year ended June 30, 2026
(With comparative information for the prior year)

	General Fund	
	2026	2025
Revenues:		
Apportionment	$ 1,850,813	1,723,065
Filing fees	250,580	251,020
Charges for services	35	3,435
Investment income	121,285	147,025
Total revenues	2,222,713	2,124,545
Expenditures:		
Current:		
General government:		
Salaries and benefits	1,431,716	1,358,060
Services and supplies	178,151	170,537
Professional service charges	382,133	96,944
Debt Service:		
Principal	130,681	124,414
Interest	3,343	7,648
Capital outlay	-	23,459
Total expenditures	2,126,024	1,781,062
Net change in fund balance	96,689	343,483
Fund balances at beginning of year	2,765,399	2,421,916
Fund balances at end of year	$ 2,862,088	2,765,399

See accompanying notes to the basic financial statements

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES
Governmental Funds
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities
Year ended June 30, 2026

Net changes in fund balances - total governmental fund	$	96,689
Amounts reported for governmental activities in the Statement of Activities are different because:		
Capital Related Items		
When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.		
Depreciation expense		(113,735)
Long-Term Liability Transactions		
Some expenses reported in the Statement of Activities do not require the use of current financial resources. Therefore, these expenses are not reported as expenditures in governmental funds. Repayment of debt service is reported as an expenditure in governmental funds and, thus, has the effect of reducing fund balances because current financial resources have been used. For the Commission as a whole, however, the principal payments reduce the liabilities in the Statement of Net Position and do not result in an expense in the Statement of Activities.		
Net change in net pension liability		99,503
Net change in net OPEB obligation		3,100
Net change in lease liability		130,681
Net change in compensated absences		(5,508)
Change in net position of governmental activities	$	210,730

See accompanying notes to the basic financial statements

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

Notes to the Basic Financial Statements
Year ended June 30, 2026

1) Summary of Significant Accounting Policies

a. Description of the Reporting Entity

The Local Agency Formation Commission for the County of Los Angeles (the "Commission") was established by state law, "The Knox-Nisbet Act of 1963", to discourage urban sprawl and encourage the orderly formation and development of local government agencies. The Commission is responsible for coordinating logical and timely changes in local governmental boundaries, including annexations and detachments of territory, incorporation of cities, formation of special districts as well as consolidations, mergers, and dissolutions of districts, among others.

The Commission is governed by Commissioners composed of nine regular members: two members from the County Board of Supervisors, two city representatives, one City of Los Angeles representative, two special district representatives and two public members, one of which represents the San Fernando Valley Statistical area. Since implementation of the Cortese-Knox-Hertzberg Local Government Reorganization Act in 2001, the Commission has operated as a legally separate and independent entity from the County government. This means it can incur debt, set and modify its own budget and fees, enter into contracts, and sue and be sued in its own name.

The accompanying financial statements reflect the financial activities of the Commission. The Commission has no component units.

b. Basis of Accounting and Measurement Focus

The *basic financial statements* of the Commission are composed of the following:

(a) Government-wide financial statements
(b) Fund financial statements
(c) Notes to the basic financial statements

Government-wide Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all the activities of the Commission.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a function or segment. Program revenues include charges for services that are restricted to meeting the operational or capital requirements of a particular function or segment. Assessments, investment income, and other items not properly included among program revenues are reported instead as general revenues.

1) Summary of Significant Accounting Policies (Continued)

Government-wide financial statements are presented using the *economic resources measurement focus* and the *accrual basis of accounting*. Under the economic resource's measurement focus, all (both current and long-term) economic resources and obligations of the reporting government are reported in the government-wide financial statements. *Basis of accounting* refers to when revenues and expenses are recognized in the accounts and reported in the financial statements. Under the *accrual basis of accounting*, revenues, expenses, gains, losses, assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Revenues, expenses, gains, losses, assets and liabilities resulting from nonexchange transactions are recognized in accordance with the requirements of GASB Statement No. 33.

Amounts paid to acquire capital assets are capitalized as assets in the government-wide financial statements, rather than reported as expenditures. Proceeds of long-term debt are recorded as a liability in the government-wide financial statements, rather than as other financing sources. Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as expenditures.

The net position reported on the Statement of Net Position in the government-wide financial statements consist of the following categories:

Net Investment in Capital Assets – This component of net position is not available for spending as it represents net assets already invested in capital assets less than related debt and accumulated depreciation.

Restricted Net Position – This component of net position consists of constraints placed on net position use through external constraints imposed by creditors, grantors, contributors, or laws or regulations of other governments or constraints imposed by laws through constitutional provisions or enabling legislation. There is no Restricted Net Position at June 30, 2026.

Unrestricted Net Position – This component of net position consists of net position that does not meet the definition of "net investment in capital assets" or "restricted".

Net Position Flow Assumption – Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted – net position and unrestricted – net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

1) Summary of Significant Accounting Policies (Continued)

Fund Financial Statements

In the fund financial statements, governmental funds are presented using the *modified accrual basis of accounting*. Revenues are recognized when they become *measurable* and *available* as net current assets. *Measurable* means that the amounts can be estimated or otherwise determined. *Available* means that the amounts were collected during the reporting period or soon enough thereafter to be available to finance the expenditures accrued for the reporting period. The Commission uses an availability period of 60 days for all revenues.

Charges for services and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period to the extent normally collected within the availability period. Other revenue items are considered to be measurable and available when cash is received from the government.

In the fund financial statements, governmental funds are presented using the *current financial resources measurement focus*. This means that only current assets and current liabilities are generally included on their balance sheets. The reported fund balance (net current assets) is considered a measure of "available spendable resources." Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Due to the nature of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by noncurrent liabilities. Since they do not affect net current position, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as *expenditures* in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as *other financing sources* rather than as a fund liability. Amounts paid to reduce long-term indebtedness are reported as fund expenditures.

Governmental Fund Balances

Fund balances are reported in the fund statements in the following classifications:

Nonspendable Fund Balance

Nonspendable Fund Balance – this includes amounts that cannot be spent because they are either not spendable in form (such as inventory) or legally or contractually required to be maintained intact (such as endowments).

1) Summary of Significant Accounting Policies (Continued)

Spendable Fund Balance

Restricted Fund Balance – this includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation. If the Commission action limiting the use of funds is included in the same action (legislation) that created (enables) the funding source, then it is restricted.

Committed Fund Balance – this includes amounts that can be used only for the specific purposes determined by a formal action of the Commission. It includes legislation (Commission action) that can only be overturned by new legislation requiring the same type of voting consensus that created the original action. Therefore, if the Commission action limiting the use of the funds is separate from the action (legislation) that created (enables) the funding source, then it is committed, not restricted. The Commission considers a resolution, to constitute a formal action of the Board of Commissioners for the purposes of establishing a committed fund balance.

Assigned Fund Balance – this includes amounts that are designated or expressed by the Commission but does not require a formal action like a resolution or ordinance. The Commission may delegate the ability of an employee or committee to assign uses of specific funds for specific purposes. Such delegation of authority has not yet been granted.

Unassigned Fund Balance – this includes the remaining spendable amounts which are not included in one of the other classifications.

Fund Balance Flow Assumption – Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as a separate column in the fund financial statements.

The Commission reports the following major governmental fund:

The General Fund is used to account for resources traditionally associated with the organization, which are not required legally or by sound financial management to be accounted for in another fund.

1) Summary of Significant Accounting Policies (Continued)

c. Cash and Investments

The Commission considers all highly liquid investments with maturities of three months or less when purchased to be cash equivalents. Investments are reported in the accompanying balance sheet at fair value, except for certain certificates of deposit and investment contracts that are reported at cost because they are not transferable, and they have terms that are not affected by changes in market interest rates. Changes in fair value that occur during a fiscal year are recognized as investment income reported for that fiscal year. Investment income includes interest earnings, changes in fair value, and any gains or losses realized upon the liquidation, maturity, or sale of investments.

d. Fair Value Measurements

Certain assets and liabilities are required to be reported at fair value. The fair value framework provides a hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of fair value hierarchy are described as follows:

Level 1 - Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets.

Level 2 - Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly and fair value is determined through the use of models or other valuation methodologies including:

- Quoted prices for similar assets or liabilities in active markets;
- Quoted prices for identical or similar assets or liabilities in markets that are inactive;
- Inputs other than quoted prices that are observable for the asset or liability;
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

Level 3 - Inputs to the valuation methodology are unobservable and significant to the fair value measurement. These unobservable inputs reflect the Commission's own assumptions about the inputs market participants would use in pricing the asset or liability (including assumptions about risk). These unobservable inputs are developed based on the best information available in the circumstances and may include the Commission's own data.

e. Capital Assets

Capital assets are recorded at cost for purchases in excess of $1,000. Capital assets used in operations are depreciated over their estimated useful lives using the straight-line method in the government-wide financial statements.

1) Summary of Significant Accounting Policies (Continued)

Depreciation is charged as an expense against operations and accumulated depreciation is reported on the respective balance sheet. Estimated useful lives of the assets are as follows:

Office equipment	3 - 5 years
Furniture and fixtures	3 - 5 years
Tenant improvements	10 years
Right to use asset	The estimated life of the leased asset or the contract term, whichever is shorter

f. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The Commission reports deferred outflows related to the pension and OPEB liabilities resulting from actuarial calculations and pension and OPEB contributions made subsequent to the measurement date.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Commission reports deferred inflows related to the pension and OPEB liabilities resulting from actuarial calculations.

g. Leases

The Commission is a lessee for right to use assets as detailed in Footnote 4. The Commission recorded a lease payable in the financial statements.

At the commencement of the lease, the Commission initially measures the lease payable at the present value of payments expected to be paid during the lease term. Subsequently, the lease payable is reduced by the principal portion of lease payments made.

Key estimates and judgments include how the Commission determines the discount rate it uses to discount the expected lease receipts and payments to present value, lease term and lease receipts.

- The Commission used the estimated borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease.

1) Summary of Significant Accounting Policies (Continued)

h. Compensated Absences

Permanent Commission employees earn approximately 8 to 16 vacation days a year and approximately 5 to 10 sick days a year, depending on their length of employment. The compensated absences liability includes leave that has been earned by employees but not yet used or paid. This includes 100% of accumulated vacation leave and the portion of sick leave more likely than not to be used or paid 50% at termination. The liability is calculated using current pay rates and employer-paid taxes.

i. Pensions

For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Commission's Los Angeles County Employees Retirement Association (LACERA) plan (Plan) and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by LACERA. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. LACERA audited financial statements are publicly available reports that can be obtained at LACERA's website under Forms and Publications.

GASB 68 requires that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used:

Valuation Date (VD)	June 30, 2024
Measurement Date (MD)	June 30, 2025
Measurement Period (MP)	July 1, 2024 to June 30, 2025

j. Other Post-Employment Benefits (OPEB)

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of Commission's plan (Plan) additions to/deductions from the OPEB Plan's fiduciary net position have been determined by an independent actuary. For this purpose, benefit payments are recognized when currently due and payable in accordance with the benefit terms. Investments are reported at fair value.

Generally accepted accounting principles require that the reported results must pertain to liability and fiduciary net position information within certain defined timeframes. For this report, the following timeframes are used:

Valuation Date (VD)	June 30, 2025
Measurement Date (MD)	June 30, 2025
Measurement Period (MP)	July 1, 2024 to June 30, 2025

1) Summary of Significant Accounting Policies (Continued)

k. Use of Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from the estimates.

l. Prior Year Data

Selected information regarding the prior year has been included in the accompanying financial statements. This information has been included for comparison purposes only and does not represent a complete presentation in accordance with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the Commission's prior year financial statements, from which this selected financial data was derived.

2) Cash and Investments

Cash and investments as of June 30, 2026, consist of the following:

Demand deposits	$ 200,798
Cash held by the County of Los Angeles	2,582,198
Total	$ 2,782,996

Investments Authorized by California Government Code and the Commission's Investment Policy

The Los Angeles Local Agency Formation Commission (Commission) has the authority to invest surplus funds required for the immediate needs of the Commission. The Commission has delegated its Executive Officer the authority to invest such funds in the following Investment Funds:

Los Angeles County Treasury Pooled Investment Funds, which is administered by the County Treasurer as delegated by the County Board of Supervisors.

Local Agency Investment Fund of the State Treasury (LAIF). LAIF is a voluntary program created by statute in 1977 and is administered by the California State Treasurer.

CalTRUST is a Joint Power Authority (JPA) created in 2005 by the League of California Cities and the California State Association of Counties' Finance Corporation to pool local agency assets for investing purposes. The JPA is administered by a Board of Trustees consisting of local agency professionals.

2) Cash and Investments (Continued)

Investments that are not consistent with this Investment Policy are prohibited. The Commission shall not engage in leveraged investing, including but not limited to margin accounts, hedging, or any form of borrowing for the purpose of investing.

Disclosures Relating to Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. As of June 30, 2026, the Commission's funds are held as short-term deposits in the Los Angeles County Treasury Pool.

Disclosures Relating to Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The Los Angeles County Treasury Pool is not rated.

Disclosures Relating to Custodial Credit Risk

Custodial credit risk is the risk that the Commission will not be able to (a) recover deposits if the depository financial institution fails, or (b) recover the value of investments or collateral securities that are in the possession of an outside party if the counterparty to the investment or deposit transaction fails. The California Government Code and the Commission's Investment Policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provision for deposits: The California Government Code requires that a financial institution secure deposits made by state or local government units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the governmental unit). The market value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies. California law also allows financial institutions to secure deposits by pledging first trust deed mortgage notes having a value of 150% of the secured public deposits. As of June 30, 2026, the Commission's deposits with financial institutions did not exceed federal depository insurance limits.

Fair Value Measurement

The Los Angeles County Treasury Pool is a pooled investment fund program governed by the Los Angeles County Board of Supervisors and is administered by the County Treasurer. Investments in the pool are highly liquid as deposits and withdrawals can be made at any time without penalty. The Commission's fair value of its share in the pool is the same value of the pool shares, which amounted to $2,582,198 as of June 30, 2026. This investment is not required to be categorized within the fair value hierarchy.

3) Capital Assets

Capital asset activity for the year ended June 30, 2026 was as follows:

	Balance July 1, 2025	Additions	Deletions	Balance June 30, 2026
Capital assets:				
Right to use asset - office	$ 598,649	-	-	598,649
Right to use asset - equipment	18,631	-	(8,669)	9,962
Office equipment	26,602	-	-	26,602
Tenant improvements	8,125	-	-	8,125
Total capital assets	652,007	-	(8,669)	643,338
Less accumulated depreciation for:				
Right to use asset - office	(428,245)	(102,242)	-	(530,487)
Right to use asset - equipment	(14,111)	(2,860)	8,669	(8,302)
Office equipment	(5,140)	(7,820)	-	(12,960)
Tenant improvements	(5,282)	(813)	-	(6,095)
Total accumulated depreciation	(452,778)	(113,735)	8,669	(557,844)
Total capital assets, net	$ 199,229	(113,735)	-	85,494

4) Long-term Liabilities

Changes in long-term liabilities for the year ended June 30, 2026 was as follows:

	Balance July 1, 2025	Additions	Deletions	Balance June 30, 2026	Due in one Year
Compensated absences	$ 175,400	5,508	-	180,908	87,740
Lease payable					
Office space	216,808	-	(127,695)	89,113	89,113
Equipment	4,752	-	(2,986)	1,766	1,766
Total lease payable	221,560	-	(130,681)	90,879	90,879
Total long-term liabilities	$ 396,960	5,508	(130,681)	271,787	178,619

The change in compensated absences is presented as a net change.

The Commission entered into a lease for office space on August 11, 2011. The current lease term began December 1, 2021 and expires February 28, 2027. The Commission is required to make monthly fixed payments ranging from $10,800 to $11,125, with a discount rate of 2.63%. As of June 30, 2026, the lease payable is $89,113.

The Commission entered into a lease agreement for office equipment through April 2027. The Commission is required to make monthly fixed payments of $179, with a discount rate of 3%. As of June 30, 2026, the lease payable is $1,766.

4) Long-term Liabilities (Continued)

Future lease payable requirements are as follows:

Year ended June 30	Principal	Interest	Total
2027	$ 90,879	911	91,790
	$ 90,879	911	91,790

5) Pension Plan

a. General Information about the Pension Plan

Plan Description

The Los Angeles County Employees Retirement Association (LACERA) was established under the County Employees Retirement Law of 1937. LACERA operates as a cost-sharing, multi-employer defined benefit pension plan (the Plan) and provides benefits to employees of the County of Los Angeles as well as four other entities, including the Commission that are not part of the County's reporting entity.

Benefits are authorized in accordance with the County Employees Retirement Law, the by-laws and procedures adopted by LACERA's Boards of Retirement and Investments, and County Board of Supervisors' resolutions.

Benefits Provided

LACERA provides retirement, disability, death benefits, and cost of living adjustments to eligible employees. Eligibility to participate in the retirement plan is determined by having completed thirty days of credited service. The retirement benefits within the plan are tiered based on the date of LACERA membership.

5) Pension Plan (Continued)

The Plan's provisions and benefits in effect at June 30, 2026, are summarized as follows:

	General		
Hire date	Prior to January 1, 2013	If elected, on or after January 4, 1982 and before November 28, 2012	On or After January 1, 2013
Plan name	Plan D	Plan E	Plan G
Benefit vesting schedule	5 years of service	10 years of service	5 years of service
Benefit payments	monthly for life	monthly for life	monthly for life
Retirement age	50-70	55-70	52 – 67
Monthly benefits, as a % of eligible compensation	1.18% - 2.43%	0.75% - 2.0%	1.0%- 2.5%
Required employee contribution rates (1)	6.04% - 12.36%	0%	9.28%
Required employer contribution rates	24.23%	25.89%	24.15%

(1) Based on age at entry into the Plan

b. *Contributions*

Section 20814(c) of the California Public Employees' Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. Funding contributions for the Plan is determined annually on an actuarial basis as of June 30. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The Commission is required to contribute the difference between the actuarially determined rate and the contribution rate of employees.

c. Pension Liabilities, Pension Expenses, and Deferred Outflows/Inflows of Resources Related to Pensions

The Commission's net pension liability for the Plan is measured as the proportionate share of the net pension liability. The net pension liability of the Plan is measured as of June 30, 2025, and the total pension liability for the Plan used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2024.

5) Pension Plan (Continued)

The Commission's proportionate share of the net pension liability was based on a projection of the Commission's long-term share of contributions to the pension plan relative to the projected contributions of all participating employers, actuarially determined. The following table shows the Commission's proportionate share of the net pension liability over the measurement period:

	Net Pension Liability
Balance at: 06/30/2025	$ 1,077,000
Balance at: 06/30/2026	848,000
Net change during 2026	$ (229,000)

The Commission's proportionate share of the net pension liability for the Plan as of June 30, 2024 and 2025 was as follows:

	General
Proportion – June 30, 2024	0.00797%
Proportion – June 30, 2025	0.00790%
Change – Increase (Decrease)	(0.00007%)

For the year ended June 30, 2026, the Commission recognized pension expense of $117,876. At June 30, 2026, the Commission reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension contributions subsequent to Measurement date	$ 217,379	-
Differences between actual and expected experience	173,000	-
Change in assumptions	90,000	(13,000)
Change in employer's proportion and differences between the employer's contributions and the employer's proportionate share of contributions	80,000	(18,000)
Net differences between projected and actual earnings on plan investments	-	(123,000)
Total	$ 560,379	(154,000)

The deferred outflows of resources related to contributions subsequent to the measurement date of $217,379 will be recognized as a reduction of the net pension liability in the fiscal year ending June 30, 2027.

5) Pension Plan (Continued)

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized as pension expense as follows:

Fiscal Year Ending June 30	Amount
2027	$ 182,176
2028	18,126
2029	(34,678)
2030	(11,477)
2031	24,228
Thereafter	10,625

Actuarial Assumptions

The total pension liabilities in the June 30, 2024 actuarial valuations were determined using the following actuarial assumptions:

Actuarial Cost Method	Individual Entry Age Normal
Actuarial Assumptions:	
Discount Rate	7.15%
Investment Rate of Return	7.00%
Inflation	2.75%
Cost of Living Adjustments (1)	
Mortality (2)	

(1) As noted in the June 30, 2024, actuarial valuation, with one modification: STAR COLA benefits are assumed to be substantively automatic at the 80% purchasing power level until the STAR reserve is projected to be insufficient to pay further STAR benefits
(2) Rates based on Pub-2010 mortality tables and using MP-2021 Ultimate Projection Scale. See June 30, 2024 funding valuation for details.

Discount Rate

The discount rate to measure the total pension liability is 7.15 percent. The rate reflects the long-term assumed rate of return on assets for funding purposes of 7.00 percent, net of all expenses, increased by 0.15 percent, gross administrative expenses.

The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employer's will be made at rates equal to the difference between actuarially determined contribution rates and the member rates. Based on those assumptions, the plan's fiduciary net position was projected to be sufficient to make all projected future benefits payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine total pension liability.

5) Pension Plan (Continued)

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected return, net of investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimate of geometric real rates of return for each major asset class are summarized in the following table. The asset class return assumptions are presented on a real basis, after the effects of inflation, and all assumptions incorporate a base inflation rate assumption of 2.75 percent.

Asset Class	Target Allocation	2025 Weighted average Long- term Expected Real Rate of Return
Growth	48.00%	6.30%
Credit	13.00%	3.70%
Real Asset and Inflation Hedges	15.00%	4.10%
Risk Reduction and Mitigation	24.00%	1.50%
Total	100.00%	

Sensitivity of the Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the Commission's proportionate share of the net pension liability for the Plan, calculated using the discount rate for the Plan, as well as what the Commission's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	Discount Rate – 1% (6.15%)	Current Discount Rate (7.15%)	Discount Rate + 1% (8.15%)
Commission's proportionate share of the Net Pension Liability (Asset)	$1,856,000	$848,000	$12,000

Pension Plan Fiduciary Net Position

Detailed information about each pension plan's fiduciary net position is available in the separately issued LACERA financial reports.

6) Other Post-Employment Benefits Plan

a. Plan Description

The Commission provides a defined benefit healthcare plan to retirees. Spouses are also covered throughout their lives. The Commission pays 4% of the annual premiums for each year of service of the retiree. The retiree is responsible for payment of the remaining premiums. Retirees must have worked a minimum of 10 years with the Commission in order to be eligible for these benefits.

b. Employees Covered

The following employee statistics as of June 30, 2025, were used in the actuarial valuation:

Active employees	6
Inactive – receiving benefits	3
Inactive – not receiving benefits	0
Total participants	9

c. Contributions

During the fiscal year ending June 30, 2018, the Commission opened a trust account with California Employers' Retiree Benefits Trust (CERBT) dedicated to providing benefits to retirees in accordance with the terms of the plan and that are legally protected from creditors. The Commission made no additional contribution to CERBT during the fiscal year ending June 30, 2026.

CERBT is administered by the California Public Employees' Retirement System (CalPERS). The CERBT consists of participating employers of the State of California, public agencies and schools. CalPERS is governed by the Board of Administration that is responsible for the management and control of CalPERS, including the exclusive control of the administration of and investment of CERBT.

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about rates of employee turnover, retirement, mortality, as well as economic assumptions regarding claim costs per retiree, healthcare inflation and interest rates. Amounts determined regarding the funded status of the plan and the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future.

6) Other Post-Employment Benefits Plan (Continued)

d. Actuarial Methods and Assumptions Used to Determine OPEB Liability

The June 30, 2025 OPEB liabilities were based on the following actuarial methods and assumptions:

Actuarial Cost Method	Individual Entry Age Normal
Actuarial Assumptions:	
Discount Rate	6.25%
Inflation	2.50%
Payroll Increase	2.75%
Mortality Table	2024 LACERA PUBG 2010 w MP2021 projections

e. Discount Rate

Discount Rate	6.25%
Long-term expected rate of return, net of investment expenses	6.25%

A discount rate of 6.25% was used in the valuation. The interest rate used in the prior valuation was 6.25%. The actuary assumed that all contributions are from the employer. The actuary used historic 35-year real rates of return for each asset class along with assumed long-term inflation assumption to set the discount rate. The actuary offset the expected investment return by investment expenses of 50 basis points.

The following is the assumed asset allocation and assumed rate of return for each asset class:

Asset Class	Target Allocation	Assumed Real Rate of Return
All Equities	34.00%	7.250%
All Fixed Income	41.00%	4.250%
Real Estate (REITs)	17.00%	7.250%
All Commodities Currency Bonds	3.00%	7.250%
TIPS	5.00%	3.000%
Total	100.00%	

The actuary looked at rolling periods of time for all asset classes in combination to appropriately reflect correlation between asset classes. That means that the average returns for any asset class do not necessarily reflect the averages over time individually but reflect the return for the asset class for the portfolio average. The actuary used geometric means.

6) Other Post-Employment Benefits Plan (Continued)

f. Changes in Net OPEB Liability

	Increase (Decrease)		
	Total OPEB Liability	Plan Fiduciary Net Position	Net Position Liability (Asset)
Balance at June 30, 2024	$ 1,047,080	683,533	363,547
Changes in the Year:			
Service cost	38,087	-	38,087
Interest on the total OPEB liability	65,964		65,964
Expected investment income	-	72,234	(72,234)
Administrative expenses	-	(213)	213
Employer contributions	-	21,383	(21,383)
Benefit payments	(21,383)	(21,383)	-
Experience (gains)/losses	41,025	-	41,025
Changes in assumptions	-	-	-
Net Changes	123,693	72,021	51,672
Balance at June 30, 2025 (Measurement Date)	$ 1,170,773	755,554	415,219

g. Sensitivity of the Net OPEB Liability to Changes in the Discount Rate

The following presents the net OPEB liability of the Plan as of the Measurement Date, calculated using the discount rate of 6.25 percent, as well as what the net OPEB liability would be if it were calculated using a discount rate that is 1 percentage-point lower (5.25 percent) or 1 percentage-point higher (7.25 percent) than the current rate:

	Discount Rate – 1% (5.25%)	Current Discount Rate (6.25%)	Discount Rate + 1% (7.25%)
Net OPEB Liability	$617,768	415,219	250,435

The following presents the net OPEB liability of the Plan as of the Measurement Date, calculated using the changes in the healthcare cost trend rate as well as what the net OPEB liability would be if it were calculated using the healthcare cost trend rate that is 1 percentage-point lower or 1 percentage-point higher than the current rate:

	Trend Rate 1% Decrease	Current Healthcare Cost Trend Rate	Trend Rate 1% Increase
Net OPEB Liability	$215,363	415,219	672,484

6) Other Post-Employment Benefits Plan (Continued)

h. Amortization of Deferred Outflows and Deferred Inflows of Resources

Gains and losses related to changes in total OPEB liability and fiduciary net position are recognized in OPEB expense systematically over time.

Amounts are first amortized in OPEB expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred inflows and deferred outflows to be recognized in future OPEB expense.

The amortization period differs depending on the source of the gain or loss:

Net difference between projected and actual earnings on OPEB plan investments	5-year straight-line amortization
All other amounts	Straight-line amortization over the expected average remaining service lifetime (EARSL)

i. OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB

For the year ended June 30, 2026, the Commission recognized an expense of $20,958 for the OPEB Plan. At June 30, 2026, the Commission reported deferred outflows of resources and deferred inflows of resources related to the OPEB plan as follows:

	Deferred Outflows of Resources	Deferred Inflows of Resources
OPEB contributions subsequent to the measurement date	$ 24,058	-
Changes in assumption	71,374	(82,956)
Differences between expected and actual experience	55,220	(135,044)
Net difference between projected and actual earnings on OPEB plan investments	-	(4,738)
Totals	$ 150,652	(222,738)

6) Other Post-Employment Benefits Plan (Continued)

The Commission reported $24,058 as deferred outflows of resources related to contributions subsequent to the measurement date that will be recognized as a reduction of the net OPEB liability in the fiscal year ended June 30, 2027. Other amounts reported as deferred outflows or inflows of resources related to OPEB will be recognized as OPEB expense as follows:

Fiscal Year Ended June 30:	Deferred Outflows/(Inflows) of Resources
2027	$ (26,923)
2028	(40,343)
2029	(13,847)
2030	(6,609)
2031	(840)
Thereafter	(7,582)

7) Excess of Expenditures over Appropriations

Excess of expenditures over appropriations in the Commission's governmental fund is as follows:

	Expenditures	Appropriations	Excess
General Fund	$2,126,024	2,020,814	105,210

8) Insurance

The Commission is exposed to various risks including loss or damage to property, general liability, and injuries to employees. To address this risk the Commission participates in a risk pool with Special Commission Risk Management Authority (SDRMA) for workers compensation coverage and Joint Powers Risk and Insurance Management Authority (JPRIMA) for general liability coverage. Under SDRMA for the year ended June 30, 2026, insurance coverage limits per occurrence were as follows; workers compensation $5,000,000. Under JPRIMA for the year ended June 30, 2026, insurance coverage limits per occurrence were as follows; general liability $1,000,000, per occurrence and $10,000,000 aggregate, and Public Officials and Management Liability $1,000,000, per occurrence and $10,000,000 aggregate.

Liabilities are recorded when it is probable that a loss has been incurred, and the amount for claims can be reasonably estimated net of the respective insurance coverage. There have been no significant reductions in insurance coverage from the prior year and there have been no settled claims in excess of insurance coverage in any of the past three years.

REQUIRED SUPPLEMENTARY INFORMATION

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES
Schedule of Plan Proportionate Share of the Net Pension Liability
Last Ten Fiscal Years

Measurement Date:	June 30, 2025	June 30, 2024	June 30, 2023	June 30, 2022	June 30, 2021
Proportion of the Collective Net Pension Liability	0.00790%	0.00797%	0.00769%	0.00673%	0.00661%
Proportionate share of the Collective Net Pension Liability	$ 848,000	1,077,000	1,124,090	918,094	482,000
Covered Payroll	$ 867,296	824,479	772,382	684,119	622,232
Proportionate share of the Collective Net Pension Liability as a percentage of covered payroll	97.78%	130.61%	145.54%	134.20%	77.46%
Plan Fiduciary Net Position as a percentage of the total Pension Liability	88.92%	85.43%	83.48%	83.75%	90.92%

Notes to Schedule:

Benefit Changes – There were no changes in benefits.

Changes in Assumptions – For the measurement period ended June 30, 2025, there were no change in assumptions.

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES
Schedule of Plan Proportionate Share of the Net Pension Liability
Last Ten Fiscal Years
(Continued)

Measurement Date:	June 30, 2020	June 30, 2019	June 30, 2018	June 30, 2017	June 30, 2016
Proportion of the Collective Net Pension Liability	0.00672%	0.00713%	0.00695%	0.00621%	0.00775%
Proportionate share of the Collective Net Pension Liability	$ 1,214,000	857,000	748,000	701,000	806,000
Covered Payroll	$ 621,077	633,905	597,839	507,467	564,082
Proportionate share of the Collective Net Pension Liability as a percentage of covered payroll	195.47%	135.19%	125.12%	138.14%	142.89%
Plan Fiduciary Net Position as a percentage of the total Pension Liability	76.40%	82.91%	83.96%	82.37%	81.75%

Notes to Schedule:

Benefit Changes – There were no changes in benefits.

Changes in Assumptions – For the measurement period ended June 30, 2025, there were no change in assumptions.

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES
Schedule of Plan Contributions – Defined Benefit Pension Plan
Last Ten Fiscal Years

Fiscal Year:	2025-26	2024-25	2023-24	2022-23	2021-22
Actuarially Determined Contribution	$ 217,379	210,876	200,421	177,274	147,648
Contributions in Relation to the Actuarially Determined Contribution	(217,379)	(210,876)	(200,421)	(177,274)	(147,648)
Contribution Deficiency (Excess)	$ -	-	-	-	-
Covered Payroll	$ 904,994	867,296	824,479	772,382	684,119
Contributions as a Percentage of Covered Payroll	24.02%	24.31%	24.31%	22.95%	21.58%

Notes to Schedule:

Fiscal Year End	June 30, 2026
Valuation Date	June 30, 2024

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age
Remaining Amortization Period	30 years
Inflation	2.75%
Investment Rate of Return	7.00%, net of pension plan investment expenses
Retirement Age	50-67 years
Mortality	Society of Actuaries Pub-2010 Mortality for Active and Retired Employees with MP-2021 Projection to 2027.

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES
Schedule of Plan Contributions – Defined Benefit Pension Plan
Last Ten Fiscal Years
(Continued)

Fiscal Year:	2020-21	2019-20	2018-19	2017-18	2016-17
Actuarially Determined Contribution	$ 132,752	120,583	118,911	106,432	84,079
Contributions in Relation to the Actuarially Determined Contribution	(132,752)	(120,583)	(118,911)	(106,432)	(84,079)
Contribution Deficiency (Excess)	$ -	-	-	-	-
Covered Payroll	$ 622,232	621,077	633,905	597,839	507,467
Contributions as a Percentage of Covered Payroll	21.33%	19.42%	18.76%	17.80%	16.56%

Notes to Schedule:

Fiscal Year End	June 30, 2026
Valuation Date	June 30, 2024

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age
Remaining Amortization Period	30 years
Inflation	2.75%
Investment Rate of Return	7.00%, net of pension plan investment expenses
Retirement Age	50-67 years
Mortality	Society of Actuaries Pub-2010 Mortality for Active and Retired Employees with MP-2021 Projection to 2027.

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES
Schedule of Changes in the Net OPEB Liability and Related Ratios
Last Ten Fiscal Years*

Measurement date	June 30, 2025	June 30, 2024	June 30, 2023	June 30, 2022	June 30, 2021	June 30, 2020	June 30, 2019
Total OPEB liability:							
Service cost	$ 38,087	37,068	39,024	33,504	31,731	30,732	103,250
Interest on the total OPEB liability	65,964	61,102	62,379	57,336	59,702	55,473	50,774
Actual benefit payments from employer	(21,383)	(21,721)	(20,316)	(19,946)	(26,055)	(21,194)	(22,000)
Expected minus actual benefit payments	-	-	-	-	-	(4,971)	2,000
Experience (gains)/losses	41,025	1,357	(125,919)	-	(105,617)	-	76,365
Changes in assumptions	-	-	25,395	75,169	32,653	-	(372,195)
Net Change in Total OPEB Liability	123,693	77,806	(19,437)	146,063	(7,586)	60,040	(161,806)
Total OPEB liability - beginning of year	1,047,080	969,274	988,711	842,648	850,234	790,194	952,000
Total OPEB liability - End of Year (a)	1,170,773	1,047,080	969,274	988,711	842,648	850,234	790,194
Plan Fiduciary Net Position:							
Expected investment income (loss)	72,234	51,729	21,737	(60,066)	44,457	15,028	-
Administrative expenses	(213)	(203)	(175)	(119)	(82)	(106)	(43)
Employer contributions as benefit payments	21,383	21,721	20,316	219,946	226,055	21,194	22,000
Actual benefit payments from employer	(21,383)	(21,721)	(20,316)	(19,946)	(26,055)	(21,194)	(22,000)
Investment gains/(losses)	-	-	-	-	-	(3,412)	-
Net change in plan fiduciary net position	72,021	51,526	21,562	139,815	244,375	11,510	(43)
Plan fiduciary net position - beginning of year	683,533	632,007	610,445	470,630	226,255	214,745	214,788
Plan fiduciary net position - end of year (b)	$ 755,554	683,533	632,007	610,445	470,630	226,255	214,745
Net OPEB liability - ending (a)-(b)	$ 415,219	363,547	337,267	378,266	372,018	623,979	575,449
Plan fiduciary net position as a percentage of the total OPEB liability	64.53%	65.28%	65.20%	61.74%	55.85%	26.61%	27.18%
Covered - employee payroll	$ 867,296	824,479	772,382	684,119	622,232	621,077	633,905
Net OPEB liability as a percentage of covered payroll	47.88%	44.09%	43.67%	55.29%	59.79%	100.47%	90.78%

Notes to schedule:

Changes in assumptions:
None in 2024 or 2025. In 2022 the interest assumption changed from 6.75% to 6.25%. The medical trend rate was updated from a schedule to 4.0% in all years. The participation rate was changed to 90% from a schedule based on years of service.

* - Fiscal year 2019 was the first year OPEB was reported as a multiple employer agent plan, therefore only seven years are shown.

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES
Schedule of Proportionate Share of the Net OPEB Liability
Last Ten Fiscal Years *

Measurement Date:	June 30, 2018	June 30, 2017
Proportion of the Collective Total OPEB Liability	0.00385%	0.00355%
Proportionate Share of the Collective Total OPEB Liability	$ 952,000	940,000
Covered - Employee Payroll	$ 594,840	504,171
Proportionate Share of the Collective Total OPEB Liability as Percentage of Covered – Employee Payroll	160.04%	186.44%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	3.60%	0.00%

* Fiscal year 2018 was the first year of implementation. Only two years of information are shown because the Commission began reporting OPEB as a multiple employer agent plan for the measurement period ending June 30, 2019.

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES
Schedule of Plan Contributions – Defined Benefit OPEB Plan
Last Ten Fiscal Years *

Fiscal Year:	2025-26	2024-25	2023-24	2022-23	2021-22
Actuarially Determined Contribution	$ 24,058	$ 23,036	21,721	20,316	20,353
Contributions in Relation to the Actuarially Determined Contribution	(24,058)	(23,036)	(21,721)	(20,316)	(220,353)
Contribution Deficiency (Excess)	$ -	-	-	-	(200,000)
Covered Payroll	$ 904,994	867,296	824,479	772,382	684,119
Contributions as a Percentage of Covered Payroll	2.66%	2.66%	2.63%	2.63%	32.21%

Notes to Schedule:

Fiscal Year End	June 30, 2026
Valuation Date	June 30, 2025

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Inflation	2.50%
Investment Rate of Return	6.25% long term rate
Discount Rate	6.25%
Mortality	2024 LACERA PUBG 2010 w MP2021 projections

* - Fiscal year 2018 was the first year of implementation, therefore only 9 years are shown.

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES
Schedule of Plan Contributions – Defined Benefit OPEB Plan
Last Ten Fiscal Years *
(Continued)

Fiscal Year:	2020-21	2019-20	2018-19	2017-18
Actuarially Determined Contribution	$ 26,055	21,194	22,000	23,000
Contributions in Relation to the Actuarially Determined Contribution	(226,055)	(21,194)	(22,000)	(223,000)
Contribution Deficiency (Excess)	$ (200,000)	-	-	(200,000)
Covered Payroll	$ 622,232	621,077	633,905	594,840
Contributions as a Percentage of Covered Payroll	36.36%	3.41%	3.47%	37.49%

Notes to Schedule:

Fiscal Year End	June 30, 2026
Valuation Date	June 30, 2025

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Inflation	2.50%
Investment Rate of Return	6.25% long term rate
Discount Rate	6.25%
Mortality	2024 LACERA PUBG 2010 w MP2021 projections

* - Fiscal year 2018 was the first year of implementation, therefore only 9 years are shown.

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES
Schedule of Collective OPEB Expense – Defined Benefit OPEB Plan
Last Ten Fiscal Years *

Measurement Period	2024-25	2023-24	2022-23	2021-22	2020-21
Total Proportionate Share of Collective OPEB Expense	$ -	-	-	-	-

* - Fiscal year 2018 was the first year of implementation, therefore only nine years are shown.

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES
Schedule of Collective OPEB Expense – Defined Benefit OPEB Plan
Last Ten Fiscal Years *
(Continued)

Measurement Period	2019-20	2018-19	2017-18	2016-17
Total Proportionate Share of Collective OPEB Expense	$ -	-	126,000	106,000

* - Fiscal year 2018 was the first year of implementation, therefore only nine years are shown.

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES
General Fund
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Year ended June 30, 2026

	Original Budget	Final Budget	Variance with Original Budget - over (under) Final Budget	Actual	Variance with Final Budget over (under) Actual Amounts
Revenues:					
Apportionment	$ 1,850,814	1,850,814	-	1,850,813	(1)
Filing fees	120,000	120,000	-	250,580	130,580
Charges for services	-	-	-	35	35
Investment income	50,000	50,000	-	121,285	71,285
Total revenues	2,020,814	2,020,814	-	2,222,713	201,899
Expenditures:					
Current:					
General government:					
Salaries and benefits	1,412,503	1,412,503	-	1,431,716	19,213
Services and supplies	305,911	305,911	-	178,151	(127,760)
Professional service charges	302,400	302,400	-	382,133	79,733
Debt Service:					
Principal	-	-	-	130,681	130,681
Interest	-	-	-	3,343	3,343
Total expenditures	2,020,814	2,020,814	-	2,126,024	105,210
Excess (deficiency) of revenues over (under) expenditures	-	-	-	96,689	96,689
Net change in fund balances	-	-	-	96,689	96,689
Fund balances at beginning of year	2,765,399	2,765,399	-	2,765,399	-
Fund balances at end of year	$ 2,765,399	2,765,399	-	2,862,088	96,689

See accompanying notes to budgetary comparison schedule.

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES
Notes to Budgetary Comparison Schedule
Year ended June 30, 2026

	General Fund over (under)
BUDGETARY REVENUES	
Differences - final budget to actual:	
Filing Fee revenue exceeded budgeted amounts due to higher than anticipated application activity during the fiscal year	$ 130,580
Investment income exceeded budgeted amounts due to higher than anticipated earnings on the Commission's cash held in the County Treasury Pool.	71,285
BUDGETARY EXPENDITURES	
Differences - final budget to actual:	
Services and supplies were less than budgeted amounts because payments on the Commission's office space and equipment leases are budgeted within services and supplies, but are reported as debt service principal and interest	$ (127,760)
Professional service charges exceeded budgeted amounts due to Municipal Service Review costs.	79,733
Debt service principal and interest were not budgeted as debt service. These lease payments were budgeted in services and supplies, as described above.	134,024

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

Notes to the Required Supplementary Information

Year ended June 30, 2026

1) Budgetary Reporting

The Commission adopted an annual budget prepared on the modified accrual basis for the General Fund, which is consistent with generally accepted accounting principles (GAAP). The adopted budget can be amended by the Commission to change both appropriations and estimated revenues as unforeseen circumstances come to management's attention. Increases and decreases in revenue and appropriations and transfers between funds require the Commission's approval. However, the Executive Officer may authorize changes within funds. Expenditures may not exceed total appropriations at the individual fund level. It is the practice of the management to review the budget with the Commission on a quarterly basis and, if necessary, recommend changes.

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

The Commission Members
Los Angeles Local Agency Formation Commission
Pasadena, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the basic financial statements of the Local Agency Formation Commission for the County of Los Angeles (the Commission), as of and for the year ended June 30, 2026, and the related notes to the financial statements, which collectively comprise the Commission's basic financial statements, and have issued our report thereon dated October 28, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Commission's internal control over financial reporting (internal control) as a basis for designing the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Commission's internal control. Accordingly, we do not express an opinion on the effectiveness of the Commission's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Commission's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements.

However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Commission's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Commission's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Davis Farr LLP

Irvine, California
October 28, 2026

Staff Report

November 18, 2026

Agenda Item No. 10.a.

Request SUPPORT Position of Legislative Proposal to Amend Revenue & Taxation Code Section 99

Staff is requesting that the Commission take a SUPPORT position relative to a legislative proposal to Amend Revenue & Taxation Code Section 99 (see attachment).

Existing LAFCO law, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, as well as Revenue & Taxation Code Section 99, require the adoption of property tax transfer resolutions (TTRs) for all LAFCO changes of organization and reorganizations. Typically, the TTRs do reallocate the one percent (1%) ad valorem property taxes assigned to public agencies within the territory affected by a proposed boundary change. In certain cases, the TTRs do not reallocate the one percent (1%) ad valorem property taxes assigned to public agencies. In these instances, there are no associated property taxes to reallocate because all land within the proposed boundary change is owned by public agencies (in most, but not all cases, this largely involves public rights-of-way). Although there are no property taxes to transfer, the law requires that all affected public agencies adopt TTRs (a "zero tax transfer"). In Los Angeles County, the TTR process often takes several months. In recent years, three (3) separate proposals before LA LAFCO were significantly delayed (by 13 months, 14 months, and 30 months) to accommodate the adoption of TTRs by multiple public agencies.

It is clear that existing law delays the processing of LAFCO petitions and applications involving publicly-owned properties. For these proposals, requiring the adoption of TTRs has no effect on the distribution of the one-percent (1%) ad valorem property taxes. Existing law imposes an unnecessary process, with no public benefit, and concurrently harms applicants by imposing lengthy delays.

The proposed change, developed by the executive officers of Los Angles LAFCO and Sacramento LAFCO, would amend Revenue & Taxation Code 99 to clarify that tax transfer resolution will be required solely for LAFCO proposals (applications) involving private properties. Adoption of this language would expedite the processing of petitions involving publicly owned properties, it would increase LAFCO efficiency, and it would eliminate an unnecessary tax transfer adoption which favors process over outcome. In addition, the proposed language would streamline the work of County Assessors as much as it would streamline the work of LAFCOs.

The executive officers of Los Angles LAFCO and Sacramento LAFCO shared this language with the Los Angeles and Sacramento County Assessors, as well as the Sacramento Director of Finance, and incorporated their suggestions into the draft language.

Again, staff is asking the Commission to take a SUPPORT position on this proposal Sacramento LAFCO has already voted to support it, and the California Association of Local Agency Formation Commissions has endorsed the proposal. Should the Commission endorse this proposal, executive officers of Los Angles LAFCO and Sacramento LAFCO will seek authors (ideally, one legislator form Los Angeles County and one legislator from Sacramento County) to introduce the legislation.

Recommended Action:

Staff recommends that the Commission:

1. Take a "SUPPORT" position of a legislative proposal to amend Revenue & Taxation Code Section 99;

2. Authorize the Chair to sign letters documenting this position, and

3. Direct staff to convey this support to legislators and other stakeholders.

Attachments:

- Legislative Proposal to Amend Revenue & Taxation Code Section 99

Attachment

REVENUE AND TAXATION CODE - RTC

99.

(a) For the purposes of the computations required by this chapter:

(1) In the case of a jurisdictional change, and other than a city incorporation, city disincorporation, or a formation of a district as defined in Section 2215, the auditor shall adjust the allocation of property tax revenue determined pursuant to Section 96 or 96.1, or the annual tax increment determined pursuant to Section 96.5, for local agencies whose service area or service responsibility would be altered by the jurisdictional change, as determined pursuant to subdivision (b) or (c). The provisions of this Subsection (1) shall not apply for a jurisdictional change consisting entirely of real property which meets all of the following criteria:

i. The real property is exclusively owned by a public agency or public agencies;
ii. There is no taxable assessed value for the real property, including secured, unsecured, and possessory interest assessments;
iii. There is no possessory interest or other taxable interests pursuant to Revenue & Taxation Code Section 107.

The Notice of Filing required by Government Code Section 56658(b) shall explicitly state that the provisions of paragraph (1) of subdivision (a) do not apply.

For Reference Purposes Only

Revenue & Taxation Code [Emphasis Added]

107.

"Possessory interests" means the following:

(a) Possession of, claim to, or right to the possession of land or improvements that is independent, durable, and exclusive of rights held by others in the property, except when coupled with ownership of the land or improvements in the same person. For the purposes of this subdivision:

(1) "Independent" means the ability to exercise authority and exert control over the management or operation of the property or improvements, separate and apart from the policies, statutes, ordinances, rules, and regulations of the public owner of the property or improvements. A possession or use is independent if the possession or operation of the property is sufficiently autonomous to constitute more than a mere agency.

(2) "Durable" means for a determinable period with a reasonable certainty that the use, possession, or claim with respect to the property or improvements will continue for that period.

(3) "Exclusive" means the enjoyment of a beneficial use of land or improvements, together with the ability to exclude from occupancy by means of legal process others who may interfere with that enjoyment. For purposes of this paragraph, "exclusive use" includes the following types of use in property:

(A) Sole occupancy or use of property or improvements.

(B) Use as a cotenant.

(C) Concurrent use by a person who has a primary or prevailing right to use property or improvements at any time.

(D) Concurrent uses by persons making qualitatively different uses of property or improvements.

(E) Concurrent use by persons engaged in similar uses that diminish the quantity or quality of the property or improvements.

(F) Concurrent use that does not diminish the quantity or quality of the property or improvements, if the number of those concurrent use grants is restricted.

A use of property or improvements that does not contain one of the elements in subparagraphs (A) to (F), inclusive, shall be rebuttably presumed to be a nonexclusive use.

(b) Taxable improvements on tax-exempt land.

Any possessory interest may, in the discretion of the county board of supervisors, be considered as sufficient security for the payment of any taxes levied thereon and may be placed on the secured roll.

Leasehold estates for the production of gas, petroleum and other hydrocarbon substances from beneath the surface of the earth, and other rights relating to these substances which constitute incorporeal hereditaments or profits a prendre, are sufficient security for the payment of taxes levied thereon. These estates and rights shall not be classified as possessory interests, but shall be placed on the secured roll.

If the tax on any possessory interest or leasehold estate for the production of gas, petroleum and other hydrocarbon substances is unpaid when any installment of secured taxes become delinquent, the tax collector may use those collection procedures which are available for the collection of assessments on the unsecured roll.

If the tax on any possessory interest or leasehold estate for the production of gas, petroleum and other hydrocarbon substances remains unpaid at the time set for the declaration of default for taxes carried on the secured roll, the possessory interest tax together with any penalty and costs which may be accrued thereon while on the secured roll shall be transferred to the unsecured roll.