



**Voting Members**

Donald Dear  
Chair

Gerard McCallum  
1st Vice-Chair

Margaret Finlay  
2nd Vice-Chair

Francine Oschin  
John Lee  
John Mirisch  
Kathryn Barger  
Lindsey Horvath  
Robert Lewis

**Alternate Members**

Angie Reyes English  
Anthony Bell  
Micah Ali  
Hilda Solis  
Wendy Celaya  
Vacant  
(City of Los Angeles)

**Staff**

Paul Novak  
Executive Officer

Adriana Romo  
Deputy Executive Officer

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

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

August 14, 2024

Present:

Donald Dear, Chair

Kathryn Barger  
Margaret Finlay  
Robert Lewis  
Gerard McCallum  
John Mirisch  
Francine Oschin (Remote, Government Code §54953.(b))

Micah Ali, Alternate (Remote, Government Code §54953.(b))  
Anthony Bell, Alternate  
Wendy Celaya, Alternate  
Angie Reyes English, Alternate

Paul Novak, Executive Officer  
Miguel Dager, Legal Counsel

Absent:

Lindsey Horvath  
John Lee

Hilda Solis, Alternate

Vacant:

City of Los Angeles, Alternate Member

## 1 CALL MEETING TO ORDER

The meeting was called to order at 9:02 a.m. as both an in-person and virtual meeting.

The following items were called up for consideration:

- a. Commissioner Micah Ali participated remotely pursuant to Government Code § 54953.(b) at a location fully accessible to the public and equipped with a speaker phone such that any comments or testimony could be given by anyone present at that location, including any members of the public. Commissioner Ali confirmed verbally that no members of the public were present in the room at the remote location.
- a. Commissioner Francine Oschin participated remotely pursuant to Government Code § 54953.(b) at a location fully accessible to the public and equipped with a speaker phone such that any comments or testimony could be given by anyone present at that location, including any members of the public. Commissioner Oschin confirmed verbally that no members of the public were present in the room at the remote location.

No motion was required by the Commission.

## 2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Dear.

## 3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

(None).

## ANNOUNCEMENTS

The EO announced that the agenda for today's meeting was posted on the LAFCO website on Tuesday, August 6, 2024; and posted at the Kenneth Hahn Hall of Administration on Wednesday, August 7, 2024; and at the Compton Unified School District, 501 Santa Fe Avenue, Compton, California, 90221, on Tuesday, August 6, 2024; and at the Office of Los Angeles City Councilmember, Nithya Raman, 13103 Ventura Boulevard, Studio City, California, 91604 on Friday, August 9, 2024; in accordance with State law.

## 4 SWEARING-IN OF SPEAKER(S)

The EO asked if any members of the audience, including at the teleconference locations, planned to testify (None).

## 5 PUBLIC COMMENT

(None).

## 6 CONSENT ITEM(S)

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

- a. Approved Minutes of July 10, 2024.
- b. Approved Operating Account Check Register for the month of July 2024.
- 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 the Information Item(s) – Government Code § 56857 (district proposal).  
  
(None).
- h. Miscellaneous Communications.  
  
(None).
- i. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 2023-03 to the Los Angeles County Waterworks District No. 40, Antelope Valley; Resolution No. 2024-36RMD.

MOTION:    Finlay                      SECOND: Barger                      APPROVED: 7-0-0  
AYES:        Barger, Finlay, Lewis, McCallum, Mirisch, Oschin (virtual format), Dear  
NOES:        None.  
ABSTAIN:    None.  
ABSENT:     Horvath, Lee

## 7 PUBLIC HEARING(S)

The following item was called up for consideration:

- a. Municipal Service Review (MSR) & Sphere of Influence (SOI) Update No. 2024-09 for the City of Avalon and consideration of the CEQA Exemption.

The EO summarized the staff report on this item.

The public hearing was opened to receive testimony on the MSR and SOI Update.

There being no testimony, including from the teleconference locations, 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 actions:

- Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Adopting the MSR No. 2024-09 Municipal Service Review (MSR) & Sphere of Influence (SOI) Update for the City of Avalon; Resolution No. 2024-37RMD;
- Adopted and approved the August 14, 2024 Municipal Service Review and Sphere of Influence Update for the City of Avalon;
- Adopted the recommended determinations required for the Municipal Service Review, and as contained in the MSR, pursuant to Government Code § 56430;
- Adopted the recommended determinations required for the proposed Sphere of Influence Update for the City of Avalon, and as contained in the MSR, pursuant to Government Code § 56425;
- Adopted the City of Avalon Proposed SOI Update Map, and as contained in the MSR;
- Directed the Executive Officer to transmit copies of the Resolution Making Determinations as provided in Government Code § 56882;
- Directed the Executive Officer to post the MSR and SOI Update for the City of Avalon to the LAFCO website; and
- Directed the Executive Officer to update LAFCO's Sphere of Influence Map for the City of Avalon on the LAFCO website.

MOTION:	Finlay	SECOND:	McCallum	APPROVED:	7-0-0
AYES:	Barger, Finlay, Lewis, McCallum, Mirisch, Oschin (virtual format), Dear				
NOES:	None.				
ABSTAIN:	None.				
ABSENT:	Horvath, Lee				

## 7 PUBLIC HEARING(S)

The following item was called up for consideration:

- b. Annexation No. 1121 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 on the annexation.

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

The Commission took the following action:

- Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1121 to the Santa Clarita Valley Sanitation District of Los Angeles County; Resolution No. 2024-38RMD.

MOTION: Lewis                      SECOND: Barger                      APPROVED: 7-0-0  
AYES: Barger, Finlay, Lewis, McCallum, Mirisch, Oschin (virtual format), Dear  
NOES: None.  
ABSTAIN: None.  
ABSENT: Horvath, Lee

## 7 PUBLIC HEARING(S)

The following item was called up for consideration:

- c. Annexation No. 1122 to the Santa Clarita Valley Sanitation District of Los Angeles County.

Amber De La Torre (Government Analyst) summarized the staff report on this item.

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

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

The Commission took the following action:

- Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1122 to the Santa Clarita Valley Sanitation District of Los Angeles County; Resolution No. 2024-39RMD.

MOTION: Barger                      SECOND: Finlay                      APPROVED: 7-0-0  
AYES: Barger, Finlay, Lewis, McCallum, Mirisch, Oschin (virtual format), Dear  
NOES: None.  
ABSTAIN: None.  
ABSENT: Horvath, Lee

## 8 PROTEST HEARING(S)

(None).

## 9 OTHER ITEMS

- a. Comments to the Legislature concerning Gut and Amend Legislation.
- b. Consideration of Land Acknowledgement Statement at Commission Meetings.

The EO stated that Commissioner Horvath was unexpectedly not able to attend today's meeting, and that she is unable to attend the September 11<sup>th</sup> Commission Meeting. The EO asked that the Commission postpone action on Agenda Item Nos. 9.a. and 9.b.

The Commission took the following actions for Agenda Item Nos. 9.a. and 9.b.:

- Continued Agenda Item Nos. 9.a. and 9.b. to the October 9, 2024 Commission Meeting.

MOTION: Finlay                      SECOND: Oschin (virtual format)                      APPROVED: 6-1-0  
AYES: Barger, Finlay, Lewis, Mirisch, Oschin (virtual format), Dear  
NOES: McCallum  
ABSTAIN: None.  
ABSENT: Horvath, Lee

## 9 OTHER ITEMS

- c. FY 2023-24 Davis Farr LP Audit Planning Letter to the Commission.

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

The Commission took the following action:

- Received and filed the Davis Farr LP Audit Planning Letter to the Commission dated July 18, 2024.

MOTION: Oschin (virtual format) SECOND: Finlay APPROVED: 7-0-0  
AYES: Barger, Finlay, Lewis, McCallum, Mirisch, Oschin (virtual format), Dear  
NOES: None.  
ABSTAIN: None.  
ABSENT: Horvath, Lee

#### 10 REQUESTED POSITION(S) ON LEGISLATION

(None).

#### 11 COMMISSIONERS' REPORT

Commissioner Mirisch indicated that he would request an “energy sprawl” session, relating to solar and wind farms, to be considered at the next California Association of Local Agency Formation Commissions (CALAFCO) annual conference.

Commissioner Lewis indicated that he would attend the September 11<sup>th</sup> Commission Meeting remotely, as he will attend the California Special Districts Association Annual Conference (September 9<sup>th</sup>-12<sup>th</sup>, 2024) in-person.

#### 12 EXECUTIVE OFFICER'S REPORT

(None).

#### 13 PUBLIC COMMENT

(None).

#### 14 FUTURE MEETINGS

September 11, 2024  
October 9, 2024  
November 13, 2024

15 ADJOURNMENT

Chair Dear adjourned the meeting at 9:29 a.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Novak". The signature is fluid and cursive, with the first letter 'N' being large and prominent.

Paul Novak, AICP  
Executive Officer



**RESOLUTION NO. 2024-36RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 2023-03 (40-158) TO THE LOS ANGELES COUNTY WATERWORKS DISTRICT  
NO. 40, ANTELOPE VALLEY"**

WHEREAS, NP AV Logistics Center, L.P. (Applicant) submitted a petition for proceedings, to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with § 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the Los Angeles County Waterworks District No. 40, Antelope Valley (District), within Los Angeles County unincorporated territory; and

WHEREAS, the proposed annexation consists of approximately 125.66± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2023-03 to the Los Angeles County Waterworks District No. 40, Antelope Valley"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide water service to two (2) proposed industrial warehouse buildings. Each parcel includes the proposed construction of a 1,007,536 square-foot building, totaling 2,015,072 square feet of building area; and

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

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

WHEREAS, the Executive Officer set the item for consideration for August 14, 2024 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on August 14, 2024, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 2023-03 to the Los Angeles County Waterworks District No. 40, Antelope Valley, pursuant to State CEQA Guidelines § 15096, the Commission considered the Mitigated Negative Declaration prepared and adopted by the County of Los Angeles Regional Planning, as lead agency, on July 17, 2024, 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 project as shown in the Mitigated Negative Declaration; and adopts the Mitigation Monitoring Plan for the project, finding that the Mitigation Monitoring and Reporting Program is adequately designed to ensure compliance with the mitigation measures during project implementation as applicable to the responsible agency.
2. Pursuant to Government Code § 56662(a), the Commission hereby finds and determines

that:

- a. The territory encompassed by the annexation is uninhabited; and
- b. Pursuant to Government Code §§ 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and
- c. The annexation was accompanied by satisfactory proof that all owners of land within the affected territory have given their written consent to the proposal.

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

3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 125.66± acres, uninhabited, and is assigned the following short form designation:

"Annexation No. 2023-03 to the Los Angeles County Waterworks District  
No. 40, Antelope Valley".

5. Annexation No. 2023-03 to the Los Angeles County Waterworks District No. 40, Antelope Valley, is hereby approved, subject to the following terms and conditions:

- a. NP AV Logistics Center, L.P., agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.
- c. Recordation of the Certificate of Completion shall not occur prior to the conclusion of the 30-day reconsideration period provided under Government Code § 56895.
- d. All fees due to LAFCO, the County of Los Angeles (including, but not limited to, fees owed to the County Assessor and/or the Registrar-Recorder/County Clerk), and the State of California Board of Equalization; shall be paid by the Applicant, in full, prior to LAFCO's filing the Certificate of Completion. Failure to pay any and all fees due to LAFCO, the County of Los Angeles, and the State Board of Equalization, within one year of the Commission approval of this change of organization/reorganization, will result in the change of organization/reorganization being terminated pursuant to Government Code §57001 unless, prior to expiration of that year, the Commission authorizes an extension of time for that completion.
- e. The territory so annexed shall be subject to the payment of such service charges,

assessments or taxes as may be legally imposed by the District.

- f. The regular County assessment roll shall be utilized by the District.
  - g. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
  - h. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
  - i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.
  - j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the Los Angeles County Waterworks District No. 40, Antelope Valley.
7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
8. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code § 54902.5 and

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

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

PASSED AND ADOPTED this 14<sup>th</sup> day of August 2024.

MOTION:	Finlay	SECOND: Barger	APPROVED: 7-0-0
AYES:	Barger, Finlay, Lewis, McCallum, Mirisch, Oschin (virtual format), Dear		
NOES:	None.		
ABSTAIN:	None.		
ABSENT:	Horvath, Lee		

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



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

**RESOLUTION NO. 2024-37RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS ADOPTING THE  
“MSR NO. 2024-09  
MUNICIPAL SERVICE REVIEW AND SPHERE OF INFLUENCE UPDATE  
FOR THE CITY OF AVALON”**

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 City of Avalon; and

WHEREAS, this proposed MSR and SOI Update consists of inhabited territory and is assigned the following short-form designation: “MSR No. 2024-09—Municipal Service Review and Sphere of Influence Update for the City of Avalon;” and

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

2024-09—Municipal Service Review and Sphere of Influence Update for the City of Avalon, including a recommendation to amend the SOI for the City of Avalon ; and

WHEREAS, staff shared a Draft MSR with representatives of the City of Avalon and other stakeholders; and the Draft MSR reflects input provided by all stakeholders; and

WHEREAS, the MSR and SOI Update for the City of Avalon contains the determinations required by Section 56430 for the municipal services provided by the City of Avalon; and

WHEREAS the Municipal Service Determinations for the City of Avalon are attached to this resolution, and incorporated herein by reference; and

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, the Sphere of Influence determinations for the City of Avalon are attached to this resolution, and incorporated herein by reference; and

WHEREAS, a map of the existing SOI for the City of Avalon is found in the MSR and SOI Update, and incorporated herein by reference; and

WHEREAS, a map of the Proposed SOI for the City of Avalon is found in the MSR and SOI Update, and is attached to the staff report, and incorporated herein by reference; and

WHEREAS, the Executive Officer set August 14, 2024, 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 Tuesday, July 9, 2024; and

WHEREAS, on August 14, 2024, 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 City of Avalon; and

WHEREAS, the proposed action consists of the adoption of the Municipal Service Review and Sphere of Influence Update for the City of Avalon;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission finds that MSR No. 2024-09—Municipal Service Review and Sphere of Influence Update for the City of Avalon 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 City of Avalon 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 City of Avalon 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.

2. The Commission adopts the Municipal Service Review and Sphere of Influence Update for the City of Avalon, as prepared by LAFCO staff.
3. The Commission hereby amends the Sphere of Influence of the City of Avalon, as shown on the Proposed SOI Map attached to the staff report, and incorporated herein by reference; and also adopts the corresponding SOI determinations in accordance with Government Code Section 56425(e), which are attached to this resolution, and incorporated herein by reference; and
4. The affected territory is inhabited, and it is assigned the following short-form designation: “MSR No. 2024-09—Municipal Service Review and Sphere of Influence Update of the City of Avalon.”
5. 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 Avalon, and associated actions and is attached hereto and incorporated herein by reference.
6. The Executive Officer is hereby authorized and directed to mail copies of this

resolution as provided in Section 56882 of the Government Code.

7. 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 14<sup>th</sup> day of August 2024.

MOTION:	Finlay	SECOND:	McCallum	APPROVED:	7-0-0
AYES:	Barger, Finlay, Lewis, McCallum, Mirisch, Oschin (virtual format), Dear				
NOES:	None.				
ABSTAIN:	None.				
ABSENT:	Horvath, Lee				

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



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

**RESOLUTION NO. 2024-38RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 1121 TO SANTA CLARITA VALLEY SANITATION DISTRICT  
OF LOS ANGELES COUNTY"**

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

WHEREAS, the proposed annexation consists of approximately 39.42± acres of inhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1121 to Santa Clarita Valley Sanitation District of Los Angeles County "; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for 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 July 13, 2024,

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

WHEREAS, in accordance with Government Code § 56663, mailed notice pursuant to Government Code § 56157 has been given to landowners and registered voters within the affected territory; and the mailed notice discloses that: 1) the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City 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 August 14, 2024, 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 the next available meeting date, at the Los Angeles County Board of Supervisors Hering 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. The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation, and in its independent judgment on the record determines that the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning and the extension of service to the existing facilities would have the capacity to only serve the existing facilities. The proposal is also categorically exempt from CEQA pursuant to State CEQA Guidelines § 15061(b)(3) because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. In addition, there are no cumulative impacts, unusual circumstances, nor other exceptions that would make the exemptions inapplicable based on the proposal records.
2. The Commission finds the number of written opposition filed by landowners and registered voters is 0.
3. Mailed notice has been provided pursuant to Government Code § 56663 on July 10, 2024.
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 39.42± acres, is inhabited, and is assigned the following short form designation:

"Annexation No. 1121 to Santa Clarita Valley Sanitation District of Los Angeles County".

6. Annexation No. 1121 to Santa Clarita Valley Sanitation District of Los Angeles County is

hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.
- c. Recordation of the Certificate of Completion shall not occur prior to the conclusion of the 30-day reconsideration period provided under Government Code § 56895.
- d. All fees due to LAFCO, the County of Los Angeles (including, but not limited to, fees owed to the County Assessor and/or the Registrar-Recorder/County Clerk), and the State of California Board of Equalization; shall be paid by the Applicant, in full, prior to LAFCO's filing the Certificate of Completion. Failure to pay any and all fees due to LAFCO, the County of Los Angeles, and the State Board of Equalization, within one year of the Commission approval of this change of organization/reorganization, will result in the change of organization/reorganization being terminated pursuant to Government Code

§57001 unless, prior to expiration of that year, the Commission authorizes an extension of time for that completion.

- e. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
- f. The regular County assessment roll shall be utilized by the District.
- g. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
- h. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
- i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.
- j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation.

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 inhabited territory described in Exhibits "A" and "B" annexed to the Santa Clarita Valley Sanitation District 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 District, upon the District's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*
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 14<sup>th</sup> day of August 2024.

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

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



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

**RESOLUTION NO. 2024-39RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR THE COUNTY OF LOS ANGELES**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 1122 TO THE SANTA CLARITA VALLEY SANITATION DISTRICT**  
**OF LOS ANGELES COUNTY"**

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

WHEREAS, the proposed annexation consists of approximately 186.44± acres of uninhabited territory and is assigned the following distinctive short-form designation:

"Annexation No. 1122 to the Santa Clarita Valley Sanitation District of Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service to 137 proposed single-family homes; 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 July 12, 2024,

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

WHEREAS, in accordance with Government Code § 56663, mailed notice pursuant to Government Code § 56157 has been given to landowners and registered voters within the affected territory; and the mailed notice discloses that: 1) the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City 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 August 14, 2024, 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 the next available meeting date, 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 Annexation No. 1122 to the Santa Clarita Valley Sanitation District of Los Angeles County, pursuant to State CEQA Guidelines § 15096, the Commission considered the Mitigated Negative Declaration prepared and adopted by the Los Angeles County Regional Planning, as lead agency, on June 8, 2021; certifies that the Commission has independently reviewed and considered and reached its own conclusions regarding the environmental effects of the Commission's approvals related to the project as shown in the Mitigated Negative Declaration; and adopts the mitigation monitoring program as applicable for the project, 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 July 10, 2024.
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 186.44± acres, is uninhabited, and is assigned the following short form designation:  
  
"Annexation No. 1122 to the Santa Clarita Valley Sanitation District of Los Angeles County".

6. Annexation No. 1122 to the Santa Clarita Valley Sanitation District of Los Angeles County is hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.
- c. Recordation of the Certificate of Completion shall not occur prior to the conclusion of the 30-day reconsideration period set forth under Government Code § 56895.
- d. All fees due to LAFCO, the County of Los Angeles (including, but not limited to, fees owed to the County Assessor and/or the Registrar-Recorder/County Clerk), and the State of California Board of Equalization; shall be paid by the Applicant, in full, prior to LAFCO's filing the Certificate of Completion. Failure to pay any and all fees due to LAFCO, the County of Los Angeles, and the State Board of Equalization, within one year of the Commission approval of this change of organization/reorganization, will result in the change of organization/reorganization being terminated pursuant to Government Code §57001 unless, prior to expiration of that year, the Commission authorizes an

extension of time for that completion.

- e. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
  - f. The regular County assessment roll shall be utilized by the District.
  - g. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
  - h. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
  - i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.
  - j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation.
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 District.
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 District, upon the District's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*
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 14<sup>th</sup> day of August 2024.

MOTION:	Barger	SECOND: Finlay	APPROVED: 7-0-0
AYES:	Barger, Finlay, Lewis, McCallum, Mirisch, Oschin (virtual format), Dear		
NOES:	None.		
ABSTAIN:	None.		
ABSENT:	Horvath, Lee		

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



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