



Local Agency Formation Commission  
for the County of Los Angeles

**Voting Members**

Donald Dear  
Chair

Gerard McCallum  
1st Vice-Chair

Margaret Finlay  
2nd Vice-Chair

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

**Alternate Members**

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

**LALAFCO Staff**

Paul Novak  
Executive Officer

Adriana Romo  
Deputy Executive Officer

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

80 South Lake Avenue  
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[www.lalafco.org](http://www.lalafco.org)

# COMMISSION MEETING

## LOCAL AGENCY FORMATION COMMISSION

Wednesday, October 9<sup>th</sup>, 2024  
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 (KHHA):

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

Entrance through any other exterior door of the KHHA 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 accommodations, 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: 2530 274 2602 (English)**

**Password: 782542**

**OR TO LISTEN VIA WEB AND PROVIDE COMMENT:**

<https://lacountyboardofsupervisors.webex.com/lacountyboardofsupervisors/j.php?MTID=m0f4b47876c8737b0e52d1fc59b497409>

**Password: public**

**TO PROVIDE WRITTEN PUBLIC COMMENT:** Any interested person may submit written opposition or comments by email at [info@lalafo.org](mailto:info@lalafo.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.lalafo.org](http://www.lalafo.org)

1. **CALL MEETING TO ORDER**

- a. Commissioner Margaret Finlay requests to participate remotely pursuant to Government Code § 54953.(f)(2), which requires Commission approval.
- b. Other Commissioner(s) request to participate remotely pursuant to Government Code § 54953.(f)(2).

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

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 August 14, 2024.
- b. Approve Operating Account Check Register for the months of August and September, 2024.
- c. Receive and file Update on Pending Proposals.
- d. Legislative Update
- e. Executive Officer's Written Report
- f. Information Item(s) – Government Code § 56751 (city proposal). (None.)

- g. Information Item(s) – Government Code § 56857 (district proposal)
  - i. Annexation No. 2024-10 to the Los Angeles County Waterworks District No. 40, Antelope Valley (Desert Palms Mobile Home Park).
  - ii. Reorganization No. 2024-08 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”
- h. Miscellaneous Communications.
  - i. Letter of August 28, 2024, from Special District Risk Management Authority (SDRMA) Board of Directors President Sandy A. Seifert-Raffelson to Commission Chair Don Dear, acknowledging five years of “zero ‘paid’ claims.”
  - ii. Letter of September 18, 2024, from Los Angeles City Council President Paul Krekorian, appointing Los Angeles City Councilmember Imelda Padilla to serve as an Alternate Member on the Commission.
  - iii. Letter of September 25, 2024, from Executive Officer Paul Novak to the Los Angeles County Board of Supervisors, notifying the Board of the vacancy of the San Fernando Valley Voting Member.

7. **PUBLIC HEARING(S)**

- a. Annexation No. 2022-06 to the Los Angeles County Waterworks District No. 40, Antelope Valley, 40-156 (34-45), Amendment to the Los Angeles County Waterworks District No. 40, Antelope Valley Sphere of Influence, and consideration of the Mitigated Negative Declaration, as responsible agency.
- b. Annexation No. 769 to the County Sanitation District No. 21 of Los Angeles County, and consideration of the Mitigated Negative Declaration, as responsible agency.
- c. Annexation No. 2021-09 to the City of Whittier, and consideration of CEQA Exemption.

8. **PROTEST HEARING(S)**

- a. None.

9. **OTHER ITEMS**

- a. Annexation No. 2021-10 to the City of Bradbury, and California Environmental Quality Act (CEQA) exemption (continued from the meetings of June 14, 2023, April 12, 2023, and February 14, 2024).  
**(NOTE: The City of Bradbury withdrew the proposal (application) on September 18, 2024).**
- b. Proposal to Ban “Gut and Amend” Legislation
- c. Land Acknowledgment
- d. Exercise One-Year Option to Extend the Auditing Services Contract
- e. Annual Election of Commission Officers
- f. Potential Cancellation of the December 11, 2024 Meeting
- g. California Association of Local Agency Formation Commissions (CALAFCO) Board Election

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

- a. None.

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 time limitation.

14. **FUTURE MEETINGS**

November 13, 2024  
December 11, 2024  
January 8, 2025

15. **ADJOURNMENT**



Local Agency Formation Commission  
for the County of Los Angeles

**DRAFT**

**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

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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,

Paul Novak, AICP  
Executive Officer

11:14 AM

10/01/24

Accrual Basis

# LA LAFCO

## Register Report

### August 2024

Type	Date	Num	Name	Paid Through	Amount	Balance
<b>Aug 24</b>						
Check	08/01/2024	WIRE	TRPF 80 South Lak...		0.00	0.00
Bill Pmt -Check	08/05/2024	11919	Eide Bailly		-884.89	-884.89
Bill Pmt -Check	08/05/2024	11920	Registrar-Recorder/...		-375.00	-1,259.89
Check	08/05/2024	WIRE	TRPF 80 South Lak...		-11,936.40	-13,196.29
Bill Pmt -Check	08/07/2024	11921	CALAFCO'		-800.00	-13,996.29
Bill Pmt -Check	08/07/2024	11922	Certified Records M...		-1,224.78	-15,221.07
Bill Pmt -Check	08/07/2024	11923	CTS Clouds LLC		-1,035.00	-16,256.07
Bill Pmt -Check	08/07/2024	11924	Daily Journal		-198.00	-16,454.07
Bill Pmt -Check	08/07/2024	11925	FedEx		-55.10	-16,509.17
Bill Pmt -Check	08/07/2024	11926	LACERA-OPEB		-1,914.53	-18,423.70
Bill Pmt -Check	08/07/2024	11927	ODP Business Solut...		-590.68	-19,014.38
Bill Pmt -Check	08/07/2024	11928	Yvonne Green CPA		-418.50	-19,432.88
Bill Pmt -Check	08/07/2024	11929	Charter Communica...		-449.91	-19,882.79
Bill Pmt -Check	08/08/2024	11930	Wells Fargo-Elite C...		-4,233.66	-24,116.45
Check	08/12/2024	DD	Wells Fargo*		-47.78	-24,164.23
Check	08/15/2024	DD	Federal Tax Deposit		-6,452.67	-30,616.90
Check	08/15/2024	DD	State Income Tax		-2,003.53	-32,620.43
Check	08/15/2024	DD	Ambar De La Torre		-2,939.49	-35,559.92
Check	08/15/2024	DD	Douglass S Dorado		-4,014.93	-39,574.85
Check	08/15/2024	DD	Adriana L Flores		-1,511.41	-41,086.26
Check	08/15/2024	DD	Taylor J Morris		-2,575.95	-43,662.21
Check	08/15/2024	DD	Paul A Novak		-7,189.90	-50,852.11
Check	08/15/2024	DD	Alisha O'Brien		-2,884.31	-53,736.42
Check	08/15/2024	DD	Adriana Romo		-4,971.43	-58,707.85
Check	08/15/2024	DD	Paychex		-81.36	-58,789.21
Bill Pmt -Check	08/22/2024	11931	ATT		-237.76	-59,026.97
Bill Pmt -Check	08/22/2024	11932	Canon Financial Ser...		-222.93	-59,249.90
Bill Pmt -Check	08/22/2024	11933	Meijun		-300.00	-59,549.90
Bill Pmt -Check	08/22/2024	11934	SP Plus Corporation		-630.00	-60,179.90
Bill Pmt -Check	08/22/2024	11935	The Lincoln National		-331.13	-60,511.03
Check	08/22/2024	WIRE	Davis Farr LLP		-2,000.00	-62,511.03
Bill Pmt -Check	08/22/2024	11936	Allied Public Risk		-5,713.00	-68,224.03
Check	08/30/2024	DD	Federal Tax Deposit		-6,629.23	-74,853.26
Check	08/30/2024	DD	State Income Tax		-1,993.34	-76,846.60
Check	08/30/2024	DD	Ambar De La Torre		-2,939.50	-79,786.10
Check	08/30/2024	DD	Douglass S Dorado		-4,014.93	-83,801.03
Check	08/30/2024	DD	Adriana L Flores		-1,352.86	-85,153.89
Check	08/30/2024	DD	Taylor J Morris		-2,575.95	-87,729.84
Check	08/30/2024	DD	Paul A Novak		-7,238.98	-94,968.82
Check	08/30/2024	DD	Alisha O'Brien		-2,884.32	-97,853.14
Check	08/30/2024	DD	Adriana Romo		-4,971.42	-102,824.56
Check	08/30/2024	DD	Micah J Ali		-138.52	-102,963.08
Check	08/30/2024	90269...	Kathryn Barger		-132.67	-103,095.75
Check	08/30/2024	90269...	Anthony E Bell		-138.52	-103,234.27
Check	08/30/2024	DD	Wendy Celaya		-138.53	-103,372.80
Check	08/30/2024	DD	Donald Dear		-138.53	-103,511.33
Check	08/30/2024	DD	Angie R English		-138.53	-103,649.86
Check	08/30/2024	90269...	Margaret E Finlay		-138.52	-103,788.38
Check	08/30/2024	DD	Robert W Lewis		-138.53	-103,926.91
Check	08/30/2024	DD	Gerard McCallum II		-138.52	-104,065.43
Check	08/30/2024	DD	John A Mirisch		-138.53	-104,203.96
Check	08/30/2024	DD	Francine Oschin		-138.53	-104,342.49
Check	08/30/2024	DD	Paychex		-123.78	-104,466.27
<b>Aug 24</b>					<b>-104,466.27</b>	<b>-104,466.27</b>

11:13 AM

10/01/24

Accrual Basis

# LA LAFCO

## Register Report

### September 2024

Type	Date	Num	Name	Paid Through	Amount	Balance
<b>Sep 24</b>						
Bill Pmt -Check	09/04/2024	11937	FedEx		-50.73	-50.73
Bill Pmt -Check	09/04/2024	11938	FedEx		-57.46	-108.19
Bill Pmt -Check	09/04/2024	11939	Los Angeles County...		-240.00	-348.19
Bill Pmt -Check	09/04/2024	11940	Registrar-Recorder/...		-525.00	-873.19
Bill Pmt -Check	09/04/2024	11941	Yvonne Green CPA		-688.50	-1,561.69
Bill Pmt -Check	09/04/2024	11942	CTS Clouds LLC		-1,035.00	-2,596.69
Bill Pmt -Check	09/04/2024	11943	Registrar-Recorder/...		-3,216.75	-5,813.44
Bill Pmt -Check	09/04/2024	11944	LACERA		-22,629.78	-28,443.22
Check	09/04/2024	WIRE	TRPF 80 South Lak...		-11,990.40	-40,433.62
Bill Pmt -Check	09/04/2024	11945	LACERA-OPEB		-1,914.53	-42,348.15
Bill Pmt -Check	09/04/2024	11946	County Counsel		-24,264.75	-66,612.90
Check	09/11/2024	DD	Wells Fargo*		-79.75	-66,692.65
Check	09/13/2024	DD	Federal Tax Deposit		-6,433.20	-73,125.85
Check	09/13/2024	DD	State Income Tax		-1,993.34	-75,119.19
Check	09/13/2024	DD	Ambar De La Torre		-2,939.50	-78,058.69
Check	09/13/2024	DD	Douglass S Dorado		-4,014.93	-82,073.62
Check	09/13/2024	DD	Adriana L Flores		-1,352.86	-83,426.48
Check	09/13/2024	DD	Taylor J Morris		-2,575.95	-86,002.43
Check	09/13/2024	DD	Paul A Novak		-7,092.02	-93,094.45
Check	09/13/2024	DD	Alisha O'Brien		-2,884.32	-95,978.77
Check	09/13/2024	DD	Adriana Romo		-5,056.99	-101,035.76
Check	09/13/2024	DD	Paychex		-81.36	-101,117.12
Bill Pmt -Check	09/18/2024	11947	Wells Fargo-Elite C...		-2,132.45	-103,249.57
Bill Pmt -Check	09/18/2024	11948	Allied Public Risk		-2,785.00	-106,034.57
Bill Pmt -Check	09/18/2024	11949	ATT		-237.76	-106,272.33
Bill Pmt -Check	09/18/2024	11950	Canon Financial Ser...		-222.93	-106,495.26
Bill Pmt -Check	09/18/2024	11951	Certified Records M...		-1,224.78	-107,720.04
Bill Pmt -Check	09/18/2024	11952	Allied Public Risk		-2,928.00	-110,648.04
Bill Pmt -Check	09/18/2024	11953	Daily Journal		-1,047.60	-111,695.64
Bill Pmt -Check	09/18/2024	11954	Charter Communica...		-449.91	-112,145.55
Bill Pmt -Check	09/18/2024	11955	FedEx		-57.66	-112,203.21
Bill Pmt -Check	09/18/2024	11956	Meijun		-300.00	-112,503.21
Bill Pmt -Check	09/18/2024	11957	MetLife*		-1,011.00	-113,514.21
Bill Pmt -Check	09/18/2024	11958	ODP Business Solut...		-319.26	-113,833.47
Bill Pmt -Check	09/18/2024	11959	SP Plus Corporation		-630.00	-114,463.47
Bill Pmt -Check	09/18/2024	11960	The Lincoln National		-347.25	-114,810.72
Check	09/24/2024	DD	Superior Press		-179.22	-114,989.94
Check	09/27/2024	DD	Federal Tax Deposit		-6,556.19	-121,546.13
Check	09/27/2024	DD	State Income Tax		-2,003.53	-123,549.66
Check	09/30/2024	DD	Ambar De La Torre		-2,939.49	-126,489.15
Check	09/30/2024	DD	Douglass S Dorado		-4,014.93	-130,504.08
Check	09/30/2024	DD	Adriana L Flores		-1,511.40	-132,015.48
Check	09/30/2024	DD	Taylor J Morris		-2,575.94	-134,591.42
Check	09/30/2024	DD	Paul A Novak		-7,061.40	-141,652.82
Check	09/30/2024	DD	Alisha O'Brien		-2,884.32	-144,537.14
Check	09/30/2024	DD	Adriana Romo		-4,971.42	-149,508.56
Check	09/30/2024	DD	Paychex		-81.36	-149,589.92
<b>Sep 24</b>					<b>-149,589.92</b>	<b>-149,589.92</b>

AGENDA ITEM NO. 6.c. October 9, 2024						
PENDING PROPOSALS As of October 1, 2024						
		LAFCO Designation Number	Applicant	Description	Status	Est. Date of Completion
1	DD	Annexation 2006-12 to Los Angeles County Waterworks District No. 40, Antelope Valley	Land Resource Investors	Annex 20 acres of vacant land located at the northeast corner of Avenue J and 37th Street East, City of Lancaster. Will be developed into 80 single family homes.	Incomplete application. Email dated 1-30-13 waterworks stopped working on TTR, no water commitment. Emailed applicant 2-6-22	Unknown
2	DD	Annexation No. 2006-46 to Los Angeles County Waterworks District No. 40, Antelope Valley	Los Angeles County Waterworks District No. 40, Antelope Valley	Annex 1,567 acres of vacant land located near Lake Elizabeth Road and Avenue S in the city of Palmdale. Will be developed into 313 single family home.	dated 1-30-13 waterworks stopped working on TTR, no water commitment. Emailed applicant 2-6-23	Unknown
3	DD	Annexation No. 2011-17 (2006-50) to Los Angeles County Waterworks District No. 40, Antelope Valley	Behrooz Haverim/Kamyar Lashgari	Annex 20.62 acres of vacant land located south of Avenue H between 42nd Street West and 45th Street West in the City of Lancaster. To be developed into single family homes	Incomplete application. Email dated 1-30-13 waterworks stopped working on TTR, no water commitment. Emailed applicant 2-6-24	Unknown
4	DD	Annexation 2008-13 to Los Angeles County Waterworks District No. 40	Lancaster School Dist.	Annex 20.47 acres of vacant land located 2 miles west of the Antelope Valley frw. And the nearest paved major streets are ave. H, And Ave. I, in the City of Lancaster. For future construction of a school.	Application complete, missing BOE fees to place on agenda for approval. Emailed district for fees on 4-18-17	Unknown
5	DD	Reorganization 2010-04 Los Angeles County Waterworks District No. 29	Malitex Partners, LLC	Detach 88 acres of vacant land from the Las Virgenes Municipal Water District and annex same said territory to Los Angeles County Waterworks District No 29 and West Basin Municipal Water District. The project includes future construction of three homes and dedicates open space. The project site is located north of Pacific Coast Highway at the end of Murphy Way, in the unincorporated area adjacent to Malibu.	Notice of Filing sent 07-15-10. Incomplete filing: CEQA. EIR on hold 4-14-15. Applicant requested to keep this file open, pending details how to proceed with the project 04/29/15.	Unknown
6	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 legal. Need to include DUC .	Unknown
7	DD	Reorganization No. 2014-03 to the City of Calabasas	City of Calabasas	176± acres immediately north of and adjacent to the 101 freeway between the City of Calabasas and Hidden Hills.	Notice of Filing sent 1-8-15. Incomplete filing: property tax transfer resolution and approved map and legal.	Unknown
8	DD	Annexation No. 2015-10 to the City of Agoura Hills	City of Agoura Hills	117 acres uninhabited territory. Located northeast and southwest of Chesebro Road directly north of the Highway 101	Notice of Filing sent 11-3-15 Incomplete filing: property tax transfer resolution.	Unknown
9	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 sent 04-19-16 Incomplete filing: property tax transfer resolution, and map and legal not approved.	Unknown
10	DD	Annexation No. 2017-09 to the Wilmington Cemetery District	Wilmington Cemetery District	inhabited territory around Wilmington	Notice of Filing sent 6-10-17 Incomplete filing: property tax transfer resolution	Unknown



		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
11	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
12	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 and approved map and legal.	5/14/2019	Unknown
13	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
14	DD	Formation No. 2019-04 of the Acton/Agua Dulce Garbage Disposal District	County of Los Angeles	150,982 acres of inhabited territory. The affected territory is located in the unincorporated county area of Acton and Agua Dulce	Notice of Filing sent 9-29-21 financial info, CEQA, and approved map and geographic description.	9/14/2021	Unknown
15	DD	Formation No. 2019-05 East Antelope Valley Garbage Disposal District	County of Los Angeles	459,925 acres of inhabited territory. The affected territory is located in the unincorporated county area of the Antelope Valley, east of state route 14.	Notice of Filing sent 9-29-21 financial info, CEQA, and approved map and geographic description.	9/14/2021	Unknown
16	DD	Formation No. 2019-06 of the West Antelope Valley Garbage Disposal District	County of Los Angeles	293,394 acres of inhabited territory. The affected territory is located in the unincorporated county area of the Antelope Valley, west of state route 14.	Notice of Filing sent 9-29-21 financial info, CEQA, and approved map and geographic description.	9/14/2021	Unknown
17	DD	Formation No. 2021-07 of the Quartz Hill Garbage Disposal District	County of Los Angeles	6,575 acres of inhabited territory. The affected territory is located in the unincorporated county area of Quartz Hill	Notice of Filing sent 9-29-21 financial info, CEQA, and approved map and geographic description.	9/14/2021	Unknown
18	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).	Notice of Filing Sent 12-22-21 Incomplete filing: property tax transfer resolution.	12/20/2021	Unknown
19	DD	Annexation No. 2021-10 to the City of Bradbury	City of Bradbury	.66± acres of uninhabited territory. The affected territory is located along Royal Oaks Drive North between Braewood Drive and Woodlyn Lane, adjacent to the City of Bradbury.	agenda - October	11/29/2021	Unknown
20	DD	Annexation No. 2021-09 to the City of Whittier	City of Whittier	89.682± acres of inhabited territory. The affected territory is located along Whittier Blvd. between interstate 605 and Sorensen Ave, adjacent to the City of Whittier.	agenda - October	12/13/2021	Dec-2024

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
21	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, pre-limiting address map & list, pre-zoning ordinance, and BOE fees	12/29/2021	Unknown
22	AD	Annexation 58 to District no. 2	Los Angeles County Sanitation Districts	7.37 acres of uninhabited territory. The affected territory is located on the northwest corner of Marianna Avenue and Worth Street, all within the City of Los Angeles.	Notice of Filing Sent 09-29-22 Incomplete filing: property tax transfer resolution.	9/27/2022	Unknown
23	DD	Annexation No. 2022-06 to the Los Angeles County Waterworks District No. 40, Antelope Valley	New Anaverde, LLC	1,553 acres of uninhabited territory. The affected territory is generally located southeast of the intersection of Elizabeth Lake Road and Ranch Center Drive.	agenda - October	9/29/2022	24-Dec
24	AD	Annexation 769 to District no. 21	Los Angeles County Sanitation Districts	2.36 acres of uninhabited territory. The affected territory is located on the east side of Fruit Street approximately 600 feet north of Foothill Boulevard, all within the City of La Verne.	Notice of Filing Sent 10-25-22 Incomplete filing: property tax transfer resolution.	10/13/2022	Unknown
25	DD	Detachment No. 2022-08 from Los Angeles County Waterworks District No. 36, Val Verde	Claremont Homes, Inc.	73 acres of uninhabited territory. The affected territory is located southwest corner of Mandolin Canyon Road and Sloan Canyon Road, all within unincorporated Los Angeles County (Castaic)	Received application packet 3-15-23 Notice of Filing sent 4-3-23 Incomplete filing: property tax transfer resolution	12/13/2022	Unknown
26	DD	Annexation No. 2023-01 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Robert Sarkissian	The application proposes to annex approximately 78.97± acres of uninhabited territory to the Los Angeles County Waterworks District No. 40, Antelope Valley. The affected territory is located southwest of the intersection of Blackbird Way and Lockheed Way, in the City of Palmdale.	Notice of Filing sent 2-15-23 Incomplete filing: property tax transfer resolution, map and geographic description	2/15/2023	Unknown
27	AOB	Reorganization No. 2023-02 to the City of Monrovia (Detachment from the City Arcadia, Annexation to the City of Monrovia)	Elizabeth and Jimmy Kho	0.46 acres of uninhabited territory. The affected territory is generally located at the terminus of El Norte Avenue and 10th Avenue, all within the City of Arcadia. SOI amendments for both the City of Monrovia and the City of Arcadia.	Notice of Filing Sent 05-01-23 Incomplete filing: property tax transfer resolution, Pre-Zoning ordinance, CEQA.	4/24/2023	Unknown
28	DD	Annexation No. 2023-07 to the City of Duarte	HumanGood	19 acres of inhabited territory. The affected territory is located north of Royal Oaks Drive between Braewood Drive and Woodlyn Lane, in Los Angeles County unincorporated territory adjacent to the City of Duarte.	Notice of Filing sent 6-7-23 Incomplete filing: pre-zoning	5/31/2003	Unknown
29	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
30	AD	Annexation 439 to District no. 14	Los Angeles County Sanitation Districts	17.52 acres of uninhabited territory. The affected territory is located on the north side of Avenue J-12 and the west side of 60th Street West, all within the City of Lancaster.	Notice of Filing sent 6/8/23 Incomplete filing: property tax transfer resolution is missing.	5/30/2023	Unknown
31	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1128	Los Angeles County Sanitation Districts	1.11 acres of uninhabited territory. The affected territory is located on Trail Ridge Road south of Live Oak Springs Canyon Road, all within the City of Santa Clarita.	Agenda -July 10, 2024	5/30/2023	Aug-2024
32	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1123	Los Angeles County Sanitation Districts	2.12 acres of uninhabited territory. The affected territory is located southwest of Stonehill Wy and North of Beneda Ln, all within the City of Santa Clarita.	Agenda -July 10, 2024	6/1/2023	Aug-2024
33	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1125	Los Angeles County Sanitation Districts	0.54 acres of uninhabited territory. The affected territory is located between Alderbrook Dr, and Hacienda Ln, all within the City of Santa Clarita.	Agenda-July 10, 2024	6/1/2023	Aug-2024
34	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
35	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1127	Los Angeles County Sanitation Districts	0.35 acres of uninhabited territory. The affected territory is located to the west of Scherzinger Ln and north of Sierra Cross Avenue, all within the City of Santa Clarita.	Agenda -July 10, 2024	6/1/2023	Aug-2024

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
36	AD	Annexation 445 to District no. 22	Los Angeles County Sanitation Districts	1.02 acres of uninhabited territory. The affected territory is located on the north side of Holt Avenue approximately 300 feet east of grand avenue, all within the City of West Covina.	Notice of Filing sent 07-18-23 Incomplete filing: property tax transfer resolution is missing. Incomplete filing: CEQA, map of the affected territory, statement from SCVWA indicating its willingness to continue to provide hauled water, and SCVWA to provide documentation of a threat to the health and safety of the affected residents.	6/21/2023	Unknown
37	AOB	Out-Of-Agency Service Agreement No. 2023-12 (Paradise Ranch Mobile Home Park)	Paradise Ranch, LLC	24 acres of inhabited territory. The affected territory is located east of Interstate 5 Freeway at Templin Highway Exit, in the unincorporated territory of Castaic.		6/26/2023	Unknown
38	AD	Annexation 442 to District no. 14	Los Angeles County Sanitation Districts	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.	Notice of Filing sent 09-07-23 Incomplete filing: property tax transfer resolution is missing.	6/28/2023	Unknown
39	AD	Annexation 443 to District no. 14	Los Angeles County Sanitation Districts	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.	Notice of Filing sent 09-07-23 Incomplete filing: property tax transfer resolution is missing.	6/28/2023	Unknown
40	AD	Annexation 444 to District no. 14	Los Angeles County Sanitation Districts	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.	Notice of Filing sent 09-07-23 Incomplete filing: property tax transfer resolution is missing.	6/28/2023	Unknown
41	DD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1121	Los Angeles County Sanitation Districts	39.42 acres of inhabited territory. The affected territory is located on the north and south sides of Placerita Canyon Road west of Golden Oak Lane, all within the City of Santa Clarita.	Agenda - August 14, 2024	6/28/2023	Sep-2024
42	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1122	Los Angeles County Sanitation Districts	186.44 acres of uninhabited territory. The affected territory is located at the southern terminus of Mandolin Canyon Road, north and south of Canyon Hill Road/Sloan Canyon Road, and east of Valley Creek Road, all within Unincorporated Los Angeles County.	Agenda-August 14, 2024	6/28/2023	Sep-2024
43	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
44	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
45	AOB	Annexation No. 2023-06 to the Los Angeles County Waterworks District No. 40, Antelope Valley	TDC Palmdale LLC	158 acres of uninhabited territory. The affected territory is located at the northeast corner of 30th Street East and East Avenue M, all within the City of Palmdale.	Notice of Filing 8-15-23. Incomplete filing: property tax transfer resolution, CEQA, approved map and description.	8/7/2023	Unknown
46	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
47	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
48	AD	Annexation 104 to District no. 20	Los Angeles County Sanitation Districts	30.91 acres of uninhabited territory. The affected territory is located on the southeast corner of 65th Street East and Palmdale Boulevard, all within the City of Palmdale.	Notice of Filing sent 02-08-24 Incomplete filing: property tax transfer resolution is missing.	2/5/2024	Unknown

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
49	AOB	Annexation No. 2024-04 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Lancaster Land Partners, LP	73 acres of uninhabited territory. The affected territory is located at the southwest corner of W Avenue G and the Antelope Valley Freeway (SR-14), all within the City of Lancaster.	Notice of Filing sent 03-20-24 Incomplete filing: property tax transfer resolution, approved map and description, working on behalf of letter.	3/12/2024	Unknown
50	DD	Annexation No. 2022-09 to the City of San Gabriel	Alex Alvarez	21 acres of uninhabited territory. The affected territory is located west of Gladys Avenue between Las Tunas Dr and Live Oak Street, adjacent to the City of San Gabriel.	Notice of Filing sent 03-13-24 Incomplete filing: property tax transfer resolution, limiting address map and list, adequate CEQA.	3/13/2024	Unknown
51	AOB	Annexation No. 2024-05 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Family First Storage, LLC	10 acres of uninhabited territory. The affected territory is located north of W Avenue H and east of the Antelope Valley Freeway (SR-14), all within the City of Lancaster.	Notice of Filing sent 03-27-24 Incomplete filing: property tax transfer resolution, approved map and description, working on behalf of letter.	3/18/2024	Unknown
52	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
53	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1132	Los Angeles County Sanitation Districts	20.43 acres of uninhabited territory. The affected territory is located on the east side of Lost Canyon Road approximately 130 feet north of the Southern Pacific Railroad, all within the City of Santa Clarita.	Notice of Filing sent 03-26-23 Incomplete filing: property tax transfer resolution is missing.	3/18/2024	Unknown
54	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1135	Los Angeles County Sanitation Districts	4.17 acres of uninhabited territory. The affected territory is located on the east side of Pine Street approximately 1,200 feet south of Newhall Avenue, all within the City of Santa Clarita.	Notice of Filing sent 03-26-23 Incomplete filing: property tax transfer resolution is missing.	3/18/2024	Unknown
55	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1136	Los Angeles County Sanitation Districts	0.22 acres of uninhabited territory. The affected territory is located on the east side of Scherzinger Lane approximately 150 feet south of Bonnie View Avenue, all within the City of Santa Clarita.	Notice of Filing sent 03-26-23 Incomplete filing: property tax transfer resolution is missing.	3/18/2024	Unknown
56	AD	Annexation 773 to District no. 21	Los Angeles County Sanitation Districts	1.08 acres of uninhabited territory. The affected territory is located on the north side of Alamosa Drive, approximately 800 feet east of Padua Avenue, all within the City of Claremont.	Notice of Filing sent 04-02-23 Incomplete filing: property tax transfer resolution is missing.	4/1/2024	Unknown
57	AD	Annexation 447 to District no. 14	Los Angeles County Sanitation Districts	78.37 acres of uninhabited territory. The affected territory is located on the south side of West Avenue M approximately 430 feet west of Sierra Highway, all within the City of Palmdale.	Notice of Filing sent 04-30-23 Incomplete filing: property tax transfer resolution is missing.	4/10/2024	Unknown
58	DD	Annexation 446 to District no. 22	Los Angeles County Sanitation Districts	1.26 acres of uninhabited territory. The affected territory is located on the north side of Golden Bough Drive approximately 200 feet east of Grand Avenue, all within the Unincorporated Los Angeles County.	Notice of Filing sent 04-30-23 Incomplete filing: property tax transfer resolution is missing.	4/15/2024	Unknown
59	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1130	Los Angeles County Sanitation Districts	1.5 acres of uninhabited territory. The affected territory is located on the south side of Soledad Canyon Road and north of State Route 14, 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
60	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 Pacerita 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
61	AOB	Annexation No. 2024-06 to the Los Angeles County Waterworks District No. 40, Antelope Valley	26 Global Infinity, LLC and Pacific Sierra Associates, LLC	20.19 acres of uninhabited territory. The affected territory consists of four (4) parcels, all located in the City of Lancaster. APNs: 3150-027-022 and 3150-027-026 (TTM 62484) are located at the southeast corner of 25th Street E and Nugent Street; and APNs: 3150-027-008 and 3150-027-025 (TTM 62485) are located at the southwest corner of 30th Street E and Nugent Street.	Notice of Filing sent 05-23-24. Incomplete filing: property tax transfer resolution, CEQA, approved map and description.	4/25/2024	Unknown
62	AOB	Annexation No. 2024-01 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Shayan Capital, LLC	38 acres of uninhabited territory. The affected territory consists of 7 parcels, all located in the City of Lancaster. APNs: 3150-024-008, 009, 019, 020, 021 are located at the northeast corner of 25th Street E and Lancaster Blvd. APNs 3150-003-001 and -002 are located at the intersection of 35th Street E and E Avenue I.	Notice of Filing sent 05-21-24. Incomplete filing: property tax transfer resolution, approved map and description.	5/14/2024	Unknown

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
63	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1120	Los Angeles County Sanitation Districts	0.985 acres of uninhabited territory. The affected territory is located northeast of Railroad Avenue and 13th Street, within the City of Santa Clarita.	Notice of Filing sent 05-28-24 Incomplete filing: property tax transfer resolution is missing.	5/16/2024	Unknown
64	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1131	Los Angeles County Sanitation Districts	0.46 acres of uninhabited territory. The affected territory is located east of Pine Street, south of Newhall Avenue, within the City of Santa Clarita.	Notice of Filing sent 05-28-24 Incomplete filing: property tax transfer resolution is missing.	5/16/2024	Unknown
65	AOB	Reorganization No. 2024-02 for Quartz Hill Water District and Los Angeles County Waterworks District No. 40, Antelope Valley (Detachment, Annexation, and Spheres of Influence Amendments for Quartz Hill Water District and Los Angeles County Waterworks District No. 40, Antelope Valley)	Quartz Hill Water District	1,240 acres of inhabited territory. The affected territory is located between W Avenue K-6 on the north to W Avenue M-12 on the south, 52nd Street W to the east and 80th St W on the west, within both the City Lancaster and unincorporated County territory	Notice of Filing sent 08-06-24 Incomplete filing: property tax transfer resolution, approved map and geographic description, email from Waterworks indicating the district agrees with the reorganization, NOE receipt paid to Los Angeles County Registrar-Recorder/County Clerk	7/16/2024	Unknown
66	AD	Annexation 454 to District no. 14	Los Angeles County Sanitation Districts	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.	Notice of Filing sent 08-06-24 Incomplete filing: property tax transfer resolution is missing.	6/4/2024	Unknown
67	AOB	Annexation No. 2024-10 to the Los Angeles County Waterworks District No. 40, Antelope Valley (Desert Palms Mobile Home Park)	Park Avenue Asset Management	9.59 acres of inhabited territory. The affected territory is located at the northeast corner of East Avenue I and 25th Street East, all within the City of Lancaster.	Notice of Filing sent 08/26/24. Incomplete filing: property tax transfer resolution, approved map and description, NOE receipt.	8/7/2024	Unknown
68	AD	Annexation 448 to District no. 14	Los Angeles County Sanitation Districts	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.	Notice of Filing sent 09-16-24 Incomplete filing: property tax transfer resolution is missing.	9/3/2024	Unknown
69	AD	Annexation 450 to District no. 14	Los Angeles County Sanitation Districts	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.	Notice of Filing sent 09-16-24 Incomplete filing: property tax transfer resolution is missing.	9/3/2024	Unknown
70	AD	Annexation 452 to District no. 14	Los Angeles County Sanitation Districts	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.	Notice of Filing sent 09-16-24 Incomplete filing: property tax transfer resolution is missing.	9/3/2024	Unknown
71	AD	Annexation 453 to District no. 14	Los Angeles County Sanitation Districts	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.	Notice of Filing sent 09-16-24 Incomplete filing: property tax transfer resolution is missing.	9/3/2024	Unknown
72	DD	Reorganization No. 2024-08 to the City of Lancaster	City of Lancaster	Reorganize approximately 7162.31± acres of uninhabited territory to the City of Lancaster. Portions of the affected territory will also be annexed to the 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. The affected territory is generally located north of the intersection of State Route 14 and West Avenue G, adjacent to the City of Lancaster	Notice of Filing sent 09-11-24 Incomplete filing: property tax transfer resolution is missing., Adequate CEQA documentation, Pre-Zoning Ordinance, Limiting Addresses Map and Limiting Addresses List, two (2) copies., Map showing 300' radius from the affected territory, Current landowner/registered voter labels within the affected territory plus a 300' radius of the affected territory, Limiting Addresses Map and Limiting Addresses List, two (2) copies; and Approved Map and Geographic Description.	24-Aug	Unknown

## Staff Report

October 9, 2024

### Agenda Item No. 6.d.

#### Legislative Update

The Legislature concluded its 2023-2024 session on Saturday, August 31, 2024.

Staff reports a successful year relative to three important bills potentially impacting LA LAFCO:

- **SB 1209 (Cortese):** Sponsored by CALAFCO, SB 1209 was introduced by Senator Cortese on February 15, 2024. The bill would authorize a LAFCO to require, as a condition for processing a change of organization or reorganization, that the applicant agrees to defend, indemnify, and hold harmless the LAFCO, its agents, officers, and employees from and against any claim, action, or proceeding, as specified, arising from or relating to an approval by the LAFCO. The bill was approved by the Assembly on August 22, 2024 and by the Senate on August 26, 2024. Upon approval of both houses, the bill was enrolled and presented to the Governor on September 3, 2024. **Governor Newsom signed SB 1209 on September 28, 2024; the law will take effect on January 1, 2025.**

**Commission Position: SUPPORT (Meeting of March 13, 2024)**

- **AB 3277 (Assembly Local Government Committee): Governor Newsom signed AB 3277 on July 2, 2024; the law will take effect on January 1, 2025.** Typically, this would be CALAFCO's annual Omnibus Bill, with multiple proposed amendments to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Act). Although several amendments were originally proposed, only one made it through staff review. The Assembly Local Government Committee (ALGC) nevertheless agreed to introduce this sole item as a stand-alone bill, which it introduced on February 27, 2024. The proposed amendment, submitted by LA LAFCO, would streamline the work required to approve the formation of a new special district.

**Commission Position: SUPPORT (Meeting of March 13, 2024)**

- **AB 2986 (Carrillo, Wendy):** Although Assemblymember Carrillo amended the bill (addressing unincorporated East Los Angeles) to remove LAFCO, the County of Los Angeles maintained its opposition due to the bill's significant impact (more than \$5 million) upon the County. **AB 2986 died on the Senate Floor on August 31, 2024** ("ordered to inactive file" at the request of the Senate Majority Leader).

**Commission Position: OPPOSE (Meeting of April 10, 2024)**

#### **Recommended Action:**

Staff recommends that the Commission:

1. Receive and file the Legislative Update.



## **Staff Report**

**October 9, 2024**

### **Agenda Item No. 6.e.**

#### **Executive Officer's Written Report**

The Executive Officer reports the following:

- **Commission:** since the last meeting in August, two positions on the Commission have changed. With the recent passing of former Commissioner Francine Oschin, the Voting Member (San Fernando Valley) seat is now vacant; staff has notified the appointing authority (Los Angeles County Board of Supervisors), and anticipates that an appointment will be forthcoming soon. In mid-September, Los Angeles City Council President appointed Imelda Padilla as the Alternate Member, City of Los Angeles. With these changes, commissioners are actively serving in fourteen (14) of the fifteen (15) positions on the Commission.
- **CALAFCO Annual Conference:** Commissioners, staff, and legal counsel will attend the CALAFCO Annual Conference next week (October 16-18). Conference business includes voting on a proposed change to the CALAFCO Bylaws as well as election of two board-members representing the Southern Region (City and Special District Members).
- **California Special District Association (CSDA) Chapters:** Commissioner Robert Lewis, Executive Officer Paul Novak, and Deputy Executive Officer Adriana Romo are attending meetings to form a new CSDA East San Gabriel Chapter. Since its formation in late 2021, LAFCO Executive Officer Paul Novak and Deputy Executive Officer Adriana Romo regularly attend the quarterly luncheon meetings of the CSDA North Los Angeles County Chapter.

#### **Staff Recommendation:**

1. Receive and file the Executive Officer's Report.



## **Staff Report**

**October 9, 2024**

### **Agenda Item No. 6.g.i.**

#### **GOVERNMENT CODE § 56857 NOTICE (For Information Purposes Only, Receive and File)**

Upon receipt of any proposed change of organization or reorganization that includes the annexation of territory to any district, if the proposal is not filed by the district to which annexation of territory is proposed, Government Code Section 56857(a) requires the Executive Officer to place the proposal on its agenda for information purposes only, and to transmit a copy of the proposal to any district to which annexation is requested. Pursuant to Government Code Section 56857(b), no more than 60 days after the meeting agenda date, the district to which annexation is being proposed may adopt and submit to the Local Agency Formation Commission (“LAFCO”) a resolution requesting termination of the proceedings. The law requires that any such resolution requesting termination must be based upon written findings supported by substantial evidence in the record that the request is justified by a financial or service-related concern, or the territory is already receiving electrical services under a service area agreement approved by the Public Utilities Commission. Prior to LAFCO’s termination of proceedings, the resolution is subject to judicial review as provided in Government Code Sections 56857(b).

LAFCO may not hear and consider the proposal until after the 60-day termination period has expired unless the district to which an annexation of territory is requested adopts and submits to LAFCO a resolution supporting the proposal.

The following is a summary of the proposal filed with LAFCO:

#### **Annexation No. 2024-10 to the Los Angeles County Waterworks District No. 40, Antelope Valley (Desert Palms Mobile Home Park)**

*Description:* Park Avenue Asset Management filed an application on behalf of landowner, Milana VIII, LLC, to annex 9.59± acres of residential land to the Los Angeles County Waterworks District No. 40, Antelope Valley.

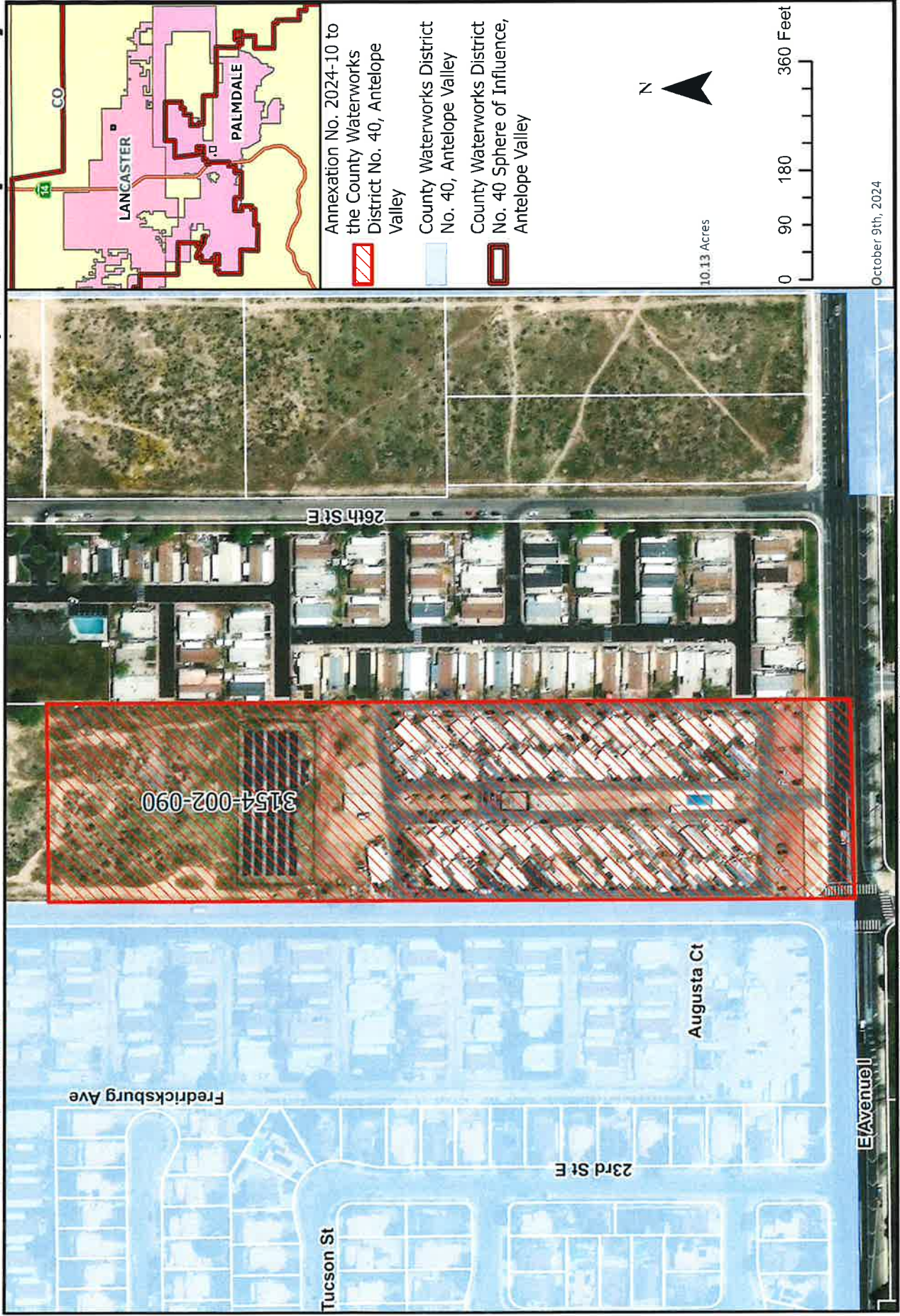
*Location:* The project site is generally located at the intersection of 25<sup>th</sup> Street East and East Avenue I, located in the City of Lancaster.

The Executive Officer will transmit a copy of the proposal to the Los Angeles County Waterworks District No. 40, Antelope Valley, as required by Government Code Section 56857(a).

#### **Recommended Action**

Receive and file.

# Annexation No. 2024-10 to the L.A. Co. Waterworks District No. 40, Antelope Valley





## **Staff Report**

**October 9, 2024**

### **Agenda Item No. 6.g.ii.**

#### **GOVERNMENT CODE § 56857 NOTICE (For Informational Purposes Only, Receive and File)**

Upon receipt of any proposed change of organization or reorganization that includes the annexation of territory to any district, if the proposal is not filed by the district to which annexation of territory is proposed, Government Code Section 56857(a) requires the Executive Officer to place the proposal on its agenda for informational purposes only, and to transmit a copy of the proposal to any district to which annexation is requested. Pursuant to Government Code Section 56857(b), no more than 60 days after the meeting agenda date, the district to which annexation is being proposed may adopt and submit to the Local Agency Formation Commission (“LAFCO”) a resolution requesting termination of the proceedings. The law requires that any such resolution requesting termination must be based upon written findings supported by substantial evidence in the record that the request is justified by a financial or service related concern or the territory is already receiving electrical services under a service area agreement approved by the Public Utilities Commission. Prior to LAFCO’s termination of proceedings the resolution is subject to judicial review as provided in Government Code Sections 56857(b) and (c).

LAFCO may not hear and consider the proposal until after the 60-day termination period has expired unless the district to which an annexation of territory is requested adopts and submits to LAFCO a resolution supporting the proposal.

The following is a summary of the proposal filed with LAFCO:

#### **Reorganization No. 2024-08 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”**

*Description:* The City of Lancaster filed an application to annex 7,1623.31± acres of uninhabited territory to the City of Lancaster. Portions of the affected territory will also be annexed to the 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.

*Location:* The affected territory is generally located north of the intersection of State Route 14 and West Avenue G, adjacent to the City of Lancaster.

The Executive Officer will transmit a copy of the proposal to the 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, as required by Government Code Section 56857(a).

**RECOMMENDED ACTION:**

1. The Commission receive and file the information item.



LAFCO RCVD

August 28, 2024

'24SEP09 08:04AM

Donald Dear, Board President  
 Local Agency Formation Commission for Los Angeles County  
 80 S. Lake Avenue, Suite 870  
 Pasadena California, 91101

**Re: President's Special Acknowledgement Award - Workers' Compensation Program**

Dear Donald,

On behalf of SDRMA Board of Directors and staff, it is my great pleasure to extend our heartfelt congratulations to you, your governing body at Local Agency Formation Commission for Los Angeles County, management, and staff on achieving an outstanding milestone of maintaining an impeccable record of zero "paid" claims for the Workers' Compensation Program years 2019-2024. A "paid" claim for the purposes of this recognition represents the first payment on an open claim during the prior program year.

As a symbol of our appreciation and acknowledgment of your exceptional performance, we are honored to present Local Agency Formation Commission for Los Angeles County with the *President's Special Acknowledgement Award*, representing our admiration for your outstanding achievement and our encouragement to continue your excellent work. In addition to this annual recognition, members with no "paid" claims receive the following, all resulting in a reduction to their annual contribution amount:

- during 2023-24 earned one credit incentive point (CIP),
- for the prior five consecutive program years earned three additional bonus CIPs, and
- receive a lower "experience modification factor" (EMOD)

This remarkable accomplishment is a testament to your agency's unwavering commitment to risk management excellence and a culture of safety and proactive governance. By consistently prioritizing risk management and fostering an environment where safety and diligence are paramount, your agency has set a standard of excellence that is truly commendable.

The success you have achieved is not by chance, but through the dedication, hard work, and collaboration of your entire team. It reflects the high level of professionalism and care with which you approach your responsibilities and serve your community.

Please accept our sincerest thanks and appreciation for your efforts in making your agency a model of excellence within the special district community. We look forward to continuing our partnership and supporting you in all your future endeavors.

Once again, congratulations on this extraordinary achievement. May your agency continue to thrive, setting an inspiring example for others.

Sincerely,

Sandy A. Seifert-Raffelson, President  
 Board of Directors  
 Special District Risk Management Authority





## *President's Special Acknowledgement Award*

The President of the Special District Risk Management Authority

Hereby gives special recognition to

### **Local Agency Formation Commission for Los Angeles County**

The President's Special Acknowledgement Award is to recognize members with no "paid" claims during the prior five consecutive program years in the Workers' Compensation Program. A "paid" claim for the purposes of this recognition represents the first payment on an open claim during that same period. Congratulations on your excellent claims record!

Sandy A. Seifert-Raffelson, SDRMA Board President

August 28, 2024

Date



LOS ANGELES CITY COUNCIL PRESIDENT  
**PAUL KREKORIAN**  
COUNCILMEMBER, SECOND DISTRICT

September 18, 2024

Donald Dear  
Chair, LAFCO  
80 South Lake Avenue, Suite 870  
Pasadena, CA 91101

Re: Alternate Appointment to LAFCO

Dear Mr. Dear,

I am appointing Los Angeles City Councilmember Imelda Padilla to serve as an alternate member of the Local Agency Formation Commission for the County of Los Angeles (LAFCO).

Very truly yours,

Paul Krekorian  
President, Los Angeles City Council

cc: Paul A. Novak



# LAFCO

Local Agency Formation Commission  
for the County of Los Angeles

## 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

80 South Lake Avenue  
Suite 870  
Pasadena, CA 91101  
Phone: 626.204.6500  
Fax: 626.204.6507

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

September 25, 2024

The Honorable Lindsey Horvath, Chair  
Los Angeles County Board of Supervisors  
Room 821, Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Chair Horvath:

I am writing on behalf of the Local Agency Formation Commission for the County of Los Angeles (LAFCO or Commission).

On September 19, 2024, LAFCO Commissioner Francine Oschin (San Fernando Valley Voting Member) passed away.

Commissioner Oschin was serving a four-year term that would otherwise end on May 4, 2026. Pursuant to Government Code Section 56326(b), the Los Angeles County Board of Supervisors is empowered to appoint the voting member and alternate member representing the San Fernando Valley.

Given the foregoing, it would be appropriate for the Board to make an appointment for the unexpired term of office for the position formerly held by Commissioner Oschin. Previous appointments of a San Fernando Valley voting member were by a motion and vote at a regular or special meeting of the Board of Supervisors.

Should you or your staff have any questions, please do not hesitate to contact me via email ([pnovak@lalafco.org](mailto:pnovak@lalafco.org)) or telephone (626/204-6500).

Thank you.

Sincerely,



Paul A. Novak, AICP

Copies to:

- The Honorable Hilda Solis, Supervisor, 1<sup>st</sup> District
- The Honorable Holly Mitchell, Supervisor, 2<sup>nd</sup> District
- The Honorable Janice Hahn, Supervisor, 4<sup>th</sup> District
- The Honorable Kathryn Barger, Supervisor, 5<sup>th</sup> District
- Honorable LAFCO Commissioners
- Mr. Edward Yen, Executive Officer, Board of Supervisors
- Miguel Dager, LAFCO Counsel
- Tiffani Shin, LAFCO Counsel

**Staff Report**

**October 9, 2024**

**Agenda Item No. 7.a.**

**Annexation No. 2022-06 to the Los Angeles County Waterworks District  
No. 40, Antelope Valley, 40-156 (34-45),  
Amendment to the Los Angeles County Waterworks District  
No. 40, Antelope Valley Sphere of Influence**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	1,553± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	New Anaverde, LLC
Petition:	September 20, 2022
Application Filed with LAFCO:	September 29, 2022
Certificate of Filing	August 28, 2024
Location:	The affected territory is located at south of the intersection of Highland Ave. and Elizabeth Lake Rd.
City/County:	City of Palmdale
Affected Territory:	The affected territory consists of vacant land that will be developed to include 3,945 residential units, a 41,000 sq. ft. commercial development, and a fire station. The topography is flat.
Surrounding Territory:	Residential and vacant land surrounds the affected territory.
Landowner/Real Party/ Parties of Interest:	New Anaverde, LLC Richard Fried Managing Member
Registered Voters:	One (1) registered voter as of September 29, 2022.
Purpose/Background:	For the District to provide water service for the proposed development.

Jurisdictional Changes:	The jurisdictional changes that result from this proposal include annexation to the Los Angeles County Waterworks District No. 40, Antelope Valley and amendment to the Los Angeles County Waterworks District No. 40, Antelope Valley Sphere of Influence (SOI).
Within SOI:	No, a concurrent sphere of influence amendment is being processed with this proposal to include territory in the SOI boundary of the Los Angeles County Waterworks District No. 40 Antelope Valley.
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:	<p>The California Environmental Quality Act clearance is an Environmental Impact Report certified by the City of Palmdale, as lead agency, on March 24, 1992, with and an EIR Addendum approved by the City of Palmdale, as lead agency, on November 3, 2021.</p> <p><u>Link to document: <a href="https://lalafco.org/wp-content/uploads/documents/2024-meeting/2024/7.a.%20ceqa%202022-06.pdf">https://lalafco.org/wp-content/uploads/documents/2024-meeting/2024/7.a.%20ceqa%202022-06.pdf</a></u></p>
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 September 16, 2024. In conjunction with the issuance of the COF, the Executive Officer set the public hearing date as Wednesday, October 9, 2024.

## **FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668:**

### ***a. Affected population, territory and adjacent areas:***

The existing population is zero (0) residents as of September 29, 2022.

The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is 14,000 residents.

The affected territory is 1,553+/- acres. The affected territory consists of vacant land that will be developed to include 3,945 residential units, a 41,000 sq. ft. commercial development, and a fire station.

The assessed valuation is \$12,725,312 for tax roll 2020/2021.

The per capita assessed valuation issue does not apply because the affected territory is unpopulated.

On May 21, 2024, 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 nearest populated area is southeast and adjacent to the affected territory.

The affected territory is likely to experience significant growth in the next ten years.

The adjacent areas are likely to experience modest growth in the next ten years.

**b. *Governmental Services and Controls:***

The affected territory will be developed to include 3,945 residential units, a 41,000 sq. ft. commercial development, and a fire station which requires 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.

**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 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 no effects on agricultural lands, as defined by Government Code § 56016. None of the land within the affected territory is currently used for the purpose of producing an agricultural commodity for commercial purposes, land left fallow under a crop rotation program, or land enrolled in an agricultural subsidy or set-aside program. According to the California Department of Conservation, Division of Land Resource Protection, none of the land within the affected territory is subject to a Land Conservation Act (aka "Williamson Act") contract nor in a Farmland Security Zone (California Land Conservation Act 2020-2021 Status Report).

**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 Los Angeles County Waterworks District No. 40, Antelope Valley is a county waterworks district. The proposed annexation to 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.

As a special district annexation, the proposal has no impact on existing city-county boundaries, nor does it 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 annexation is part of the RTP and SCS’s State Highway improved program. The closest highway in the RTP/SCS is State Route 14, which is approximately ½ mile from the affected territory.

**h. *Consistency with Plans:***

The proposal is consistent with the existing City of Palmdale General Plan designation of Specific Plan (SP).

The proposal is consistent with the existing Anaverde Nuevo Specific Plan designation of Single Family Detached, Single Family Attached, Multi-Family Residential, Transitional Planning Areas, Village Community, Commercial, Open Space, Parks, and Community Facilities.

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

**i. *Sphere of Influence:***

A portion of the affected territory is not within the Sphere of Influence of the Los Angeles County Waterworks District No. 40, Antelope Valley, but a concurrent Sphere of Influence Amendment is being processed with this application.



**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:***

Although the affected territory is not currently served by the District, the area was included in the future service area that might be served by the District in its Final 2020 Urban Water Management Plan for Los Angeles County Waterworks District No. 40, Antelope Valley.

**l. *Timely Availability of Water Supplies:***

There are no known issues regarding water supply or delivery.

**m. *Regional Housing Needs:***

This proposal will assist the City's ability to achieve its fair share of the regional housing needs since the annexation area is being developed with 3,945 (single-family/multi-family residences).

**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 City of Palmdale General Plan designation of Specific Plan (SP).

The proposal is consistent with the existing City of Palmdale zoning designation of Specific Plan (SP).

**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 2014-2018 American Community Survey (ACS).

**q. *Hazard Mitigation Plan:***

The City of Palmdale Local Hazard Mitigation Plan 2021-2026 Update (approved September 30, 2021) 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 Safety Element of the General Plan for the City of Palmdale (approved January 26, 1996) addresses reduction of the potential risk of death, injuries, and economic damages resulting from natural and man-made hazards.

The affected territory is 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 a district annexation.

***(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 goal and policies were a consideration of the proposed action.

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

None.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:**

The California Environmental Quality Act clearance is an Environmental Impact Report certified by the City of Palmdale, as lead agency, on March 24, 1992, with and an EIR Addendum approved by the City of Palmdale, as lead agency, on November 3, 2021.

The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096. The EIR is 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. LAFCO is also required to provide mailed notice of the public hearing to “each affected local agency, or affected county, and to any interested party who has filed a written request” pursuant to Government Code § 56427.

**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 September 10, 2024.

All requirements for the public hearing notice have been satisfied.

**DETERMINATIONS WITHOUT NOTICE AND HEARING, AND WAIVER OF PROTEST PROCEEDINGS:**

Pursuant to Government Code § 56662(a), the Commission may make determinations upon the proposed annexation without notice and hearing and may waive protest hearings for the reasons set forth herein. The territory is uninhabited. To date, no affected local agency has submitted a written demand for notice and hearing during the 10-day period referenced in Government Code § 56662(c). Furthermore, the proposal was accompanied by satisfactory proof that all the landowners within the affected territory have given their written consent to the proposed

annexation. Based thereon, the Commission may make determinations on the proposed annexation without notice and hearing, and the Commission may waive protest proceedings.

**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.

**PUBLIC HEARING REQUIREMENT FOR SOI AMENDMENT(S):**

Although the Commission may waive the public notice, hearing, and protest hearing relative to the proposed annexation, as described above, a public hearing is still required for the proposed SOI amendment pursuant to Government Code § 56427.

Therefore, the recommended actions include a public hearing on the SOI amendment and a waiver of the notice, hearing, and protest proceedings for the annexation.

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

***1. Present and Planned Land Uses in the Area:***

The affected territory consists of vacant land that will be developed to include 3,945 residential units, a 41,000 sq. ft. commercial development, and a fire station.

***2. Present and Probable Need for Public Facilities and Services in the Area:***

The affected territory is located within the City of Palmdale. General government services, including animal control, fire and emergency medical, flood control, library, mosquito and vector control, park and recreation, planning, police, road maintenance, solid waste, street lighting, wastewater, and other services are provided by the respective City, the County, and other special districts.

The affected territory will be developed to include 3,945 residential units, a 41,000 sq. ft. commercial development, and a fire station which requires organized governmental services. The affected territory will require governmental facilities and 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.

**3. *Present Capacity of Public Facilities and Services:***

The District currently provides water service to over 550 square miles in northeastern Los Angeles County. The annexations would add 1,553 acres to the service area. The District indicated that it has the ability to provide water service to the affected territory once the annexation is complete.

**4. *Social or Economic Communities of Interest:***

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

**5. *Disadvantaged Unincorporated Communities:***

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory according to data obtained and extracted from the Census Bureau of the United States Department of Commerce 2014-2018 American Community Survey (ACS).

**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 Los Angeles County Waterworks District No. 40, Antelope Valley specifying the nature, location and extent of its classes of service that it provides within its boundary on file. The Commission's written statement remain unchanged by this amendment.

**MUNICIPAL SERVICE REVIEW DETERMINATIONS PURSUANT TO  
GOVERNMENT CODE § 56430(a):**

In order to prepare and to update spheres of influence in accordance with § 56425, the commission shall conduct a Municipal Service Review (MSR) of the municipal services provided in the county or other appropriate area designated by the commission.

A Municipal Services Review (MSR) for the Los Angeles County Waterworks District No. 40, Antelope Valley was completed during the Commission's initial round of service reviews. Since this annexation is not expected to impact the overall comprehensive services of the Los Angeles County Waterworks District No. 40, Antelope Valley, an MSR is not being required for the current sphere of influence amendment to include the affected territory. At this time, the existing

MSR is sufficient to fulfill the requirements of Government Code § 56430 for this sphere amendment.

**CONCLUSION:**

Staff recommends approval of the proposal as a logical and reasonable extension of the Los Angeles County Waterworks District No. 40, Antelope Valley which will be for the interest of landowners and/or present and/or future inhabitants within the District and within the annexation territory.

**RECOMMENDED ACTION:**

1. Open the public hearing and receive testimony on the annexation and SOI amendment;
2. There being no further testimony, close the public hearing; and
3. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 2022-06 to the Los Angeles County Waterworks District No. 40, Antelope Valley, 40-156 (34-45), Amendment to the Los Angeles County Waterworks District No. 40, Antelope Valley Sphere of Influence.

**RESOLUTION NO. 2024-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR THE COUNTY OF LOS ANGELES**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 2022-06 TO THE LOS ANGELES COUNTY WATERWORKS DISTRICT**  
**NO. 40, ANTLEOPE VALLEY, 40-156 (34-45)**  
**AMENDMENT TO THE LOS ANGELES COUNTY WATERWORKS DISTRICT**  
**NO. 40, ANTELOPE VALLEY SPHERE OF INFLUENCE"**

WHEREAS, New Anaverde, LLC ("landowner" or "Applicant") submitted a petition for proceedings, to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with § 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the Los Angeles County Waterworks District No. 40, Antelope Valley (District), all within the City of Palmdale (City); and

WHEREAS, the proposed annexation consists of approximately 1,553± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2022-06 to the Los Angeles County Waterworks District No. 40, Antelope Valley, 40-156 (34-45)"; 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 the proposed development; and

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

WHEREAS, the Commission has determined that the proposed 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, even though a public hearing is not required for the Proposal, a public hearing is nevertheless required for the proposed Sphere of Influence (SOI) amendment, pursuant to Government Code § 56427; and

WHEREAS, the Executive Officer has given notice of the public hearing pursuant to Government Code §§ 56150-56160, 57025, and 57026, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on September 10, 2024, which is at least 21 days prior to the public hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

WHEREAS, on October 9, 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

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 2022-06 to the Los Angeles County Waterworks District No. 40, Antelope Valley, 40-156 (34-45), pursuant to State CEQA Guidelines § 15096, the Commission considered the Final Environmental Impact Report prepared and certified by the City of Palmdale, as lead agency, on March 24, 1992, with and an EIR addendum approved by the City of Palmdale, on November 3,

2021 for the project; 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 Final Environmental Impact Report; adopts the mitigation monitoring program document, finding that the mitigation monitoring program document is adequately designed to ensure compliance with the mitigation measures during project implementation as applicable to the responsible agency; finds that there are no further feasible alternatives or feasible mitigation measures within the Commission's power that would substantially lessen or avoid any significant effect the project would have on the environment; and determines that the significant adverse effects of the project have either been reduced to an acceptable level or are outweighed by the specific considerations of the project, as outlined in the environmental findings and Statement of Overriding Considerations, which findings and statement are adopted and incorporated as applicable herein by reference.

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 make determinations upon the proposed annexation proposal without notice and hearing and may waive protest proceedings relative to the proposed annexation.

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

3. The Commission hereby amends the Sphere of Influence of the Los Angeles County Waterworks District No. 40, Antelope Valley and makes the following determinations in accordance with Government Code § 56425(e):

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

The affected territory consists of vacant land that will be developed to include 3,945 residential units, a 41,000 sq. ft. commercial development, and a fire station.

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

The affected territory is located within the City of Palmdale. General government services, including animal control, fire and emergency medical, flood control, library, mosquito and vector control, park and recreation, planning, police, road maintenance, solid waste, street lighting, wastewater, and other services are provided by the respective City, the County, and other special districts.

The affected territory will be developed to include 3,945 residential units, a 41,000 commercial development, and a fire station which requires organized governmental services. The affected territory will require governmental facilities and 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.

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

The District currently provides water service to over 550 square miles in northeastern Los Angeles County. The annexations would add 1,553 acres to the service area. The District indicated that it has the ability to provide water service to the affected territory once the annexation is complete.

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

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

(5) Disadvantaged Unincorporated Communities:

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory according to data obtained and extracted from the Census Bureau of the United States Department of Commerce 2014-2018 American Community Survey (ACS).

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

The Commission has a written statement of the functions and classes of service of the Los Angeles County Waterworks District No. 40, Antelope Valley and can establish the nature, location and extent of classes of service and that it provides water service within its boundary on file.

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 1,553± acres, is uninhabited, and is assigned the following short form designation: "Annexation No. 2022-06 to the Los Angeles County Waterworks District No. 40, Antelope Valley, 40-156 (34-45)".
6. Annexation No. 2022-06 to the Los Angeles County Waterworks District No. 40, Antelope Valley, 40-156 (34-45) is hereby approved, subject to the following terms and conditions:
  - a. The New Anaverde, LLC 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 proved 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. 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.
8. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
9. The Executive Officer is directed to transmit a copy of this resolution to the 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.*
10. Pursuant to Government Code § 56883, the Executive Officer may make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.



PASSED AND ADOPTED this 09<sup>th</sup> day of October 2024.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

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

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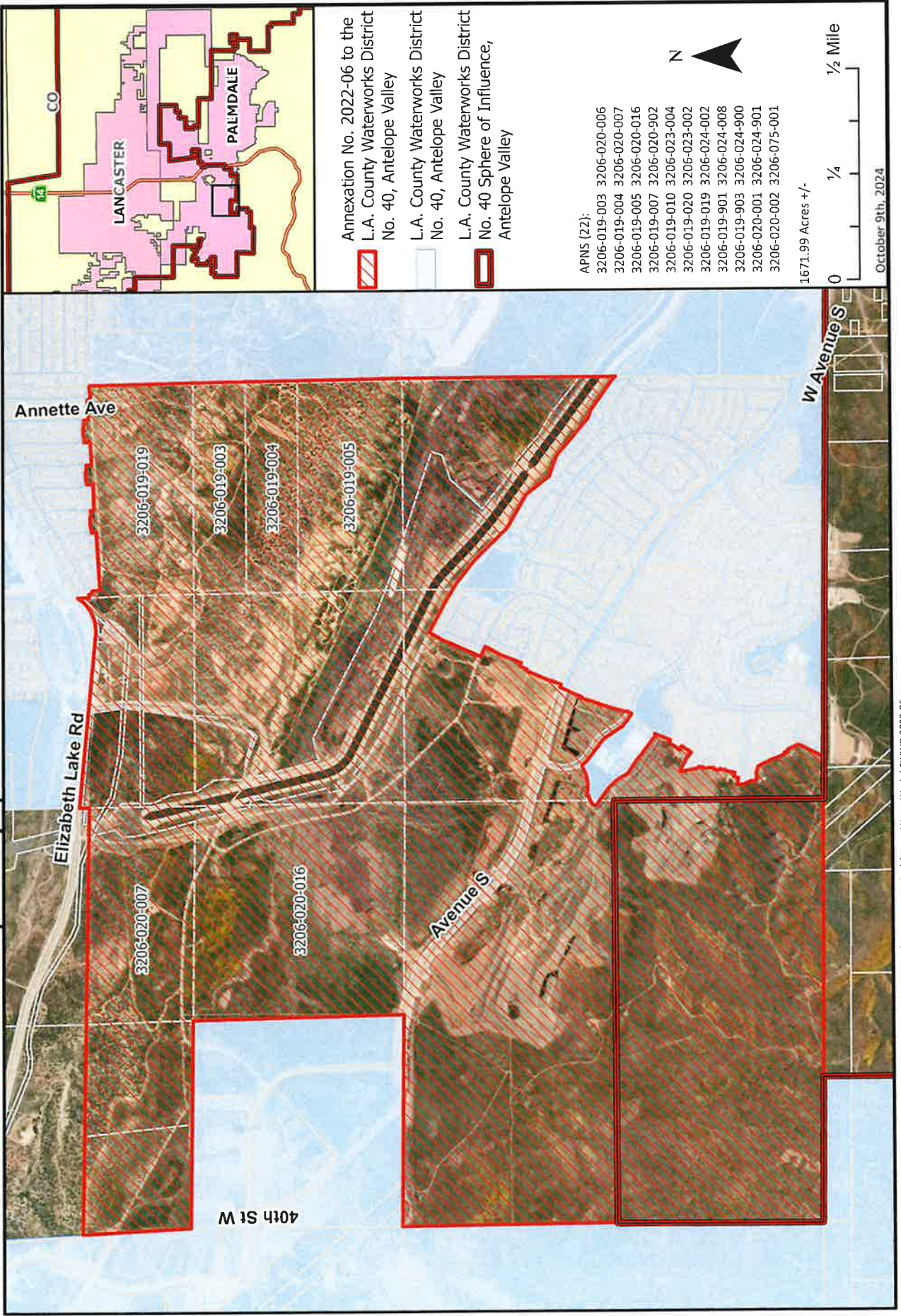
**Paul A. Novak, AICP  
Executive Officer**

Annexation No. 2022-06 to the L.A. Co. Waterworks

District No. 40, Antelope Valley

Amendment to the Los Angeles County Waterworks District No. 40,

Antelope Valley Sphere of Influence



**Staff Report**

**October 9, 2024**

**Agenda Item No. 7.b.**

**Annexation No. 769 to the County Sanitation District No. 21 of Los Angeles County**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	2.36± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 21 of Los Angeles County (District)
Resolution:	September 28, 2022
Application Filed with LAFCO:	October 13, 2022
Certificate of Filing	September 5, 2024
Location:	The affected territory is located on the east side of Fruit Street approximately 600 feet north of Foothill Boulevard.
City/County:	City of La Verne (City).
Affected Territory:	The affected territory is in a residential area. The territory consists of 50 attached townhomes. The topography is flat.
Surrounding Territory:	Surrounding territory is residential.
Landowner:	There are multiple landowners on record.
Registered Voters:	Eleven (11) registered voters as of June 4, 2024.
Purpose/Background:	For the District to provide off-site sewage disposal service.
Jurisdictional Changes:	The jurisdictional changes that result from this proposal include annexation to the County Sanitation District No. 21 of Los Angeles County.

Within SOI:	Yes, the affected territory is within the County Sanitation District No. 21 Sphere of Influence (SOI).
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 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 California Environmental Quality Act (CEQA) finding is based on a Mitigated Negative Declaration (MND) certified and adopted by the City of La Verne, as lead agency, on July 26, 2021, which determined the project will not have a significant effect on the environment and that Mitigation Measures were made a condition of approval. The Commission is a responsible agency pursuant to State CEQA Guidelines § 15096. The MND is available at the offices of the Los Angeles LAFCO. A copy of the MND can be found at the following link: <a href="https://lalafco.org/wp-content/uploads/documents/2024-meeting/2024/21-769%20Brandywine%20Homes%20Residential%20Development%20Project.PDF">https://lalafco.org/wp-content/uploads/documents/2024-meeting/2024/21-769%20Brandywine%20Homes%20Residential%20Development%20Project.PDF</a>
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 September 5, 2024. In conjunction with the issuance of the COF, the Executive Officer set the public hearing date as Wednesday, October 9, 2024.

## **FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668:**

### ***a. Affected population, territory and adjacent areas:***

The existing population is zero (0) residents as of February 10, 2022.

The population density issue does not apply because the affected territory is unpopulated.

The estimated population is approximately 150 residents.

The affected territory is 2.36+/- acres. The affected territory is in a residential area. The territory consists of 50 existing attached townhomes.

The assessed valuation is \$4,650,000 as of September 28, 2022.

The per capita assessed valuation issue does not apply because the affected territory is unpopulated.

On November 7, 2023, 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 surrounded by populated areas on all sides.

The affected territory is likely to experience no growth in the next ten years. The adjacent areas are likely to experience no growth in the next ten years.

**b. *Governmental Services and Controls:***

The affected territory includes 50 attached townhomes which require organized governmental services.

The present cost and adequacy of governmental services and controls in the area are acceptable. With respect to sanitary sewage disposal, other than service provided by the District, there is no other sewer service alternative. The Los Angeles County Department of Public Health prohibits the installation, alteration, or repair of any on-site wastewater treatment systems for any building for which connection to a public sewer system is available within 200 feet. Due to the proposed land uses within the annexation area and its proximity to existing sewer infrastructure, public sewer service is the only viable alternative for development to occur. The cost of sewage disposal by the District is relatively preferable since the annexation is relatively close to an existing public sewer system. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

**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 of the local government structure of the County. There is no alternative to public sewage disposal. Service by the District is considered more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

**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 no effects on agricultural lands, as defined by Government Code § 56016. None of the land within the affected territory is currently used for the purpose of producing an agricultural commodity for commercial purposes, land left fallow under a crop rotation program, or land enrolled in an agricultural subsidy or set-aside program. According to the California Department of Conservation, Division of Land Resource Protection, none of the land within the affected territory is subject to a Land Conservation Act (aka "Williamson Act") contract nor in a Farmland Security Zone (California Land Conservation Act 2020-2021 Status Report).

*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 County Sanitation District No. 21 of Los Angeles County is a sanitation district. The proposed annexation to County Sanitation District No. 21 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:

“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 the County Sanitation District No. 21 of Los Angeles County 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, or 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).

As a special district annexation, the proposal has no impact on existing city-county boundaries, nor does it 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 annexation is part of the RTP and SCS's State Highway improved program. The closest highway in the RTP/SCS is the Foothill Freeway (I-210), which is approximately 3,000 feet north from the affected territory.

**h. *Consistency with Plans:***

The proposal is consistent with the existing City's General Plan designation of Specific Plan-Mixed Use.

The proposal is consistent with the existing City's Specific Plan designation of Brandywine Homes Residential Development Project.

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

**i. *Sphere of Influence:***

The affected territory is within the Sphere of Influence of the County Sanitation District No. 21 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:***

Although the affected territory is not currently served by the District, the area was included in the future service area that might be served by the District in its sewer facilities plan. The District's future wastewater management needs were addressed in the Joint Outfall System 2010 Master Facilities Plan.

**l. *Timely Availability of Water Supplies:***

There are no known issues regarding water supply or delivery. The affected territory is within the boundaries of the Three Valleys Municipal Water District which is the local water purveyor.

**m. *Regional Housing Needs:***

As a special district annexation, 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:***

The proposal is consistent with the existing City's General Plan designation of Specific Plan-Mixed Use.

The proposal is consistent with the existing City's zoning designation of Foothill Boulevard Specific Plan.

***p. Environmental Justice:***

The former owner of real property within the affected territory requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond. The proposal makes no representation 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 City of La Verne Hazard Mitigation Plan (approved February 2012) 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 Safety Element of the General Plan for the City of La Verne (approved February 2012) 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 City of Los Angeles 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.

***(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 goal and policies 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) certified and adopted by the City of La Verne, as lead agency, on July 26, 2021, which determined the project will not have a significant effect on the environment and that Mitigation Measures were made a condition of the approval. The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096. The MND is 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 September 9, 2024.

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.

**CONCLUSION:**

Staff recommends approval of the proposal as a logical and reasonable extension of the County Sanitation District No. 21 of Los Angeles County which will be for the interest of landowners and/or present and/or future inhabitants within the District and within the annexation territory.

**RECOMMENDED ACTION:**

1. Open the public hearing and receive testimony on the annexation;
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 Annexation No. 769 to the County Sanitation District No. 21 of Los Angeles County.

**RESOLUTION NO. 2024-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 769 TO THE COUNTY SANITATION DISTRICT NO. 21  
OF LOS ANGELES COUNTY"**

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

WHEREAS, the proposed annexation consists of approximately 2.36± acres of uninhabited territory and is assigned the following distinctive short-form designation:

"Annexation No. 769 to the County Sanitation District No. 21 of Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for 50 attached townhomes; 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 September 9,

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 October 9, 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, and held 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. 769 to the County Sanitation District No. 21 of Los Angeles County, pursuant to State CEQA Guidelines § 15096, the Commission considered the Mitigated Negative Declaration prepared and adopted by the City of La Verne, as lead agency, on July 26, 2021, 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 approvals related to the project as shown in the Mitigated Negative Declaration; and adopts a 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 September 12, 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 2.36± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 769 to the County Sanitation District No. 21 of Los Angeles County".

6. Annexation No. 769 to the County Sanitation District No. 21 of Los Angeles County is

hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.
- c. Recordation of the Certificate of Completion shall not occur prior to the conclusion of the 30-day reconsideration period 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 uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 21 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 9<sup>th</sup> day of October 2024.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

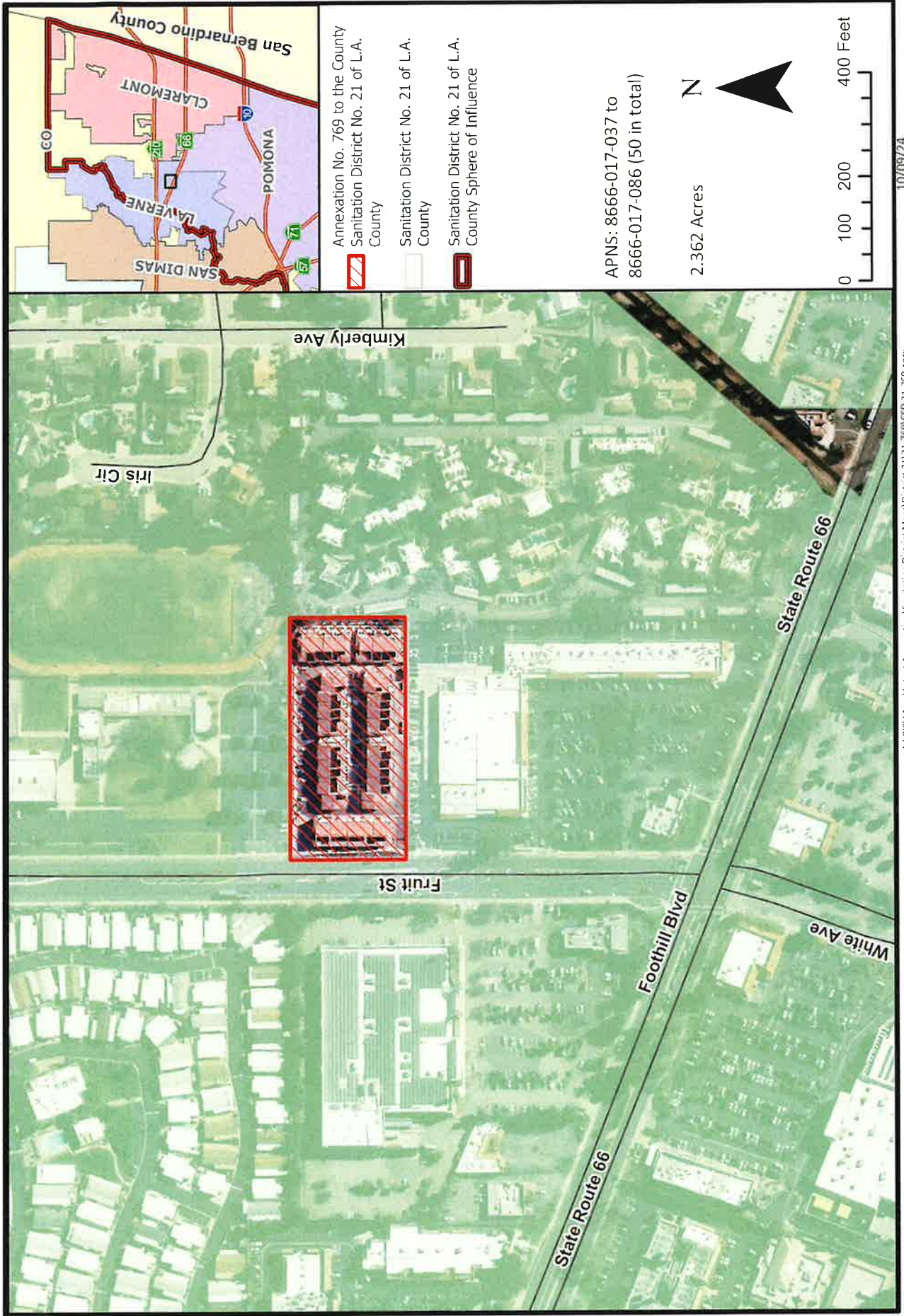
**LOCAL AGENCY FORMATION COMMISSION  
FOR THE COUNTY OF LOS ANGELES**

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



# Annexation No. 769 to the County Sanitation District No. 21 of L.A. County



**Staff Report**

**October 9, 2024**

**Agenda Item No. 7.c.**

**Annexation No. 2021-09 to the City of Whittier**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	89.68± acres
Inhabited/Uninhabited:	Inhabited
Applicant:	City of Whittier
Resolution:	September 28, 2021
Application Filed with LAFCO:	December 13, 2021
Certificate of Filing	September 16, 2024
Location:	The affected territory is generally located along Whittier Boulevard, between Interstate 605 and Sorensen Avenue.
City/County:	Los Angeles County unincorporated territory adjacent to the City of Whittier.
Affected Territory:	The affected territory consists of a combination of single-family homes, multi-family homes, a mobile home park, commercial areas, and a park site. No additional development is planned.
Surrounding Territory:	Surrounding the affected territory is commercial and residential.
Landowner(s)/Real Party/ Parties of Interest:	There are multiple owners of land on record.
Registered Voters:	772 registered voters as of September 9, 2024
Purpose/Background:	The City would like to obtain and preserve the Whittier Boulevard corridor from Interstate 605 to the City of Whittier.

Jurisdictional Changes:	The jurisdictional changes that result from this proposal include annexation to the City of Whittier of approximately 89.68± acres of developed land along Whitter Boulevard, between Interstate 605 and Sorensen Avenue; the detachment of same from County Road District No. 1, County Road District No. 4, and County Lighting District Landscaping and Lighting Act-1, Unincorporated Zone; and the withdrawal of same from the Los Angeles County Library District and County Lighting and Maintenance District 1687.
Within SOI:	Yes
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.
Protest Proceedings	Pursuant to Government Code § 57000(b), if the proposal is approved by the Commission, the Commission shall conduct protest proceedings at a future noticed meeting.
California Environmental Quality Act (CEQA) Clearance:	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. A Categorical Exemption was adopted by the City of Whittier, as lead agency, on October 13, 2021.
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 September 16, 2024. In conjunction with the issuance of the COF, the Executive Officer set the public hearing date as Wednesday, October 9, 2024.

## **FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668:**

### ***a. Affected population, territory and adjacent areas:***

The existing population is 1,100 residents as of December 13, 2021. The population density is 12.27 persons per acre.

The estimated future population is 1,100 residents (no anticipated change).

The affected territory is 89.68+/- acres. The affected territory consists of a combination of single-family homes, multi-family homes, a mobile home park, commercial areas, and a park site. No additional development is planned.

The assessed valuation is \$64,427,809 as of the 2021 tax roll.

The per capita assessed valuation is \$58,570.

On September 24, 2024, the County adopted a negotiated tax exchange resolution. On September 24, 2024, The County adopted a property tax transfer on behalf of the County Sanitation District No. 18 of Los Angeles County pursuant to Revenue and Tax Code 99.1(a)(4), which authorizes a county to act on behalf of a special district to determine the exchange of property tax when the special district involved fails to adopt a tax transfer resolution where services have not been previously provided. 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 surrounded by populated areas on all sides.

The affected territory is likely to experience no growth in the next ten years.

The adjacent areas are likely to experience no growth in the next ten years.

**b. *Governmental Services and Controls:***

The affected territory consists of a combination of single-family homes, multi-family homes, a mobile home park, commercial areas, and a park site which requires organized governmental services.

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 with the City of Whittier)
Fire and Emergency Medical	Consolidated Fire Protection District of Los Angeles County (CFPD)	Consolidated Fire Protection District of Los Angeles County (under contract with the City of Whittier)
Flood Control	Los Angeles County Flood Control District	Same
Library	Los Angeles County Library District	City of Whittier
Mosquito & Vector Control	Los Angeles County Vector Control District	Same
Park and Recreation	Los Angeles County Department of Parks & Recreation	City of Whittier
Planning	Los Angeles County Department of Regional Planning	City of Whittier
Police Protection	Los Angeles Sheriff Department (LASD)	City of Whittier Police Department
Road Maintenance	Los Angeles County Department of Public Works	City of Whittier

Solid Waste	Universal Waste System under franchise to the County of Los Angeles	Athens Services, private hauler under franchise to the City of Whittier
Street Lighting	Los Angeles County Department of Public Works	City of Whittier
Water	Private Water Purveyors	No change
Wastewater	County Sanitation District No. 18 of Los Angeles County	Same

The County, Districts, and private purveyors will continue to provide animal control, fire & emergency medical, flood control, and mosquito and vector control, water, and wastewater services.

Upon approval of the annexation, the City of Whittier will provide library services, park and recreation, planning, police protection, road maintenance, street lighting, as well as solid waste services directly or through contracts. The City 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 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 no effects on agricultural lands, as defined by Government Code § 56016. None of the land within the affected territory is currently used for the purpose of producing an agricultural commodity for commercial purposes, land left fallow under a crop rotation program, or land enrolled in an agricultural subsidy or set-aside program. According to the California Department of Conservation, Division of Land Resource Protection, none of the

land within the affected territory is subject to a Land Conservation Act (aka “Williamson Act”) contract nor in a Farmland Security Zone (California Land Conservation Act 2020-2021 Status Report).

***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 Whittier.

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 annexation is part of the RTP and SCS's State Highway improved program. The closest highway in the RTP/SCS is Interstate 605, which is adjacent to the affected territory.

***h. Consistency with Plans:***

The proposal is consistent with the existing County General Plan designations of Residential H9 & H18 & H30, General Commercial CG, Mixed Use MU, and Open Space OS-PR.

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. 3139 was adopted by the City of Whittier City Council on July 12, 2022. The pre-zoning designations of the affected territory are consistent with the City of Whittier General Plan.

***i. Sphere of Influence:***

The affected territory is within the Sphere of Influence of the City of Whittier.

***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 Whittier currently provides municipal services to over 14.7 square miles of service area. The annexation would add approximately 89.64± acres to its service area. The City indicated that it has the ability to provide service to the affected territory once the annexation is complete.

***l. Timely Availability of Water Supplies:***

There are no known issues regarding water supply or delivery.

***m. Regional Housing Needs:***

The proposed annexation 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 247 of very low, 0 low, 0 moderate, and 503 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 designations of Residential H9 & H18 & H30, General Commercial CG, Mixed Use MU, and Open Space OS-PR.

The proposal is consistent with the existing County zoning designations of Single-Family Residence R-1, Light Agricultural A-1-7500, Two-Family Residence R-2, General Commercial C-3-BE, Mixed Use Development MXD, Commercial Manufacturing C-M, and Limited Density Multiple Residence R-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 provided by the City of Whittier, utilizing Environmental Systems Research Institute (ESRI) forecasts for 2023 and 2028 based off of U.S. Census Bureau 2020 decennial Census.

***q. Hazard Mitigation Plan:***

The County of Los Angeles All-Hazard Mitigation Plan (approved February 13, 2019) 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 October 6, 2015) 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 a city annexation therefore Government Code § 56668.3 does not apply.

***(1) Interest in landowners/inhabitants, district annexations:***

The proposed action does not involve a district annexation.

***(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 goal and policies were a consideration of the proposed action.

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

A Categorical Exemption was adopted by the City of Whittier, as lead agency, on October 13, 2021.

**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 10, 2024.

All requirements for the public hearing notice have been satisfied.

In addition to the required Notice, the City of Whittier obtained LAFCO’s Notice and mailed the Notice to all the landowners withing the affected territory, landowners within 300 feet of the affected territory, registered voters within the affected territory, and registered voter within 300 feet of the affected territory. The City of Whittier also has a Spanish version of the notice available upon request.



**CONCLUSION:**

Staff recommends approval of the proposal as a logical and reasonable extension of the City of Whittier which will be for the interest of landowners and/or present and/or future inhabitants within the City and within the annexation territory.

**RECOMMENDED ACTION:**

1. Open the public hearing and receive testimony on the annexation;
2. There being no further testimony, close the public hearing;
3. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving Annexation No. 2021-09 to the City of Whittier; and
4. Pursuant to Government Code § 57002, set November 13, 2024, at 9:00 a.m. or the Commission's next available meeting date consistent with the protest provisions, to be held in Room 381-B of the Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California, 90012, as the date, place, and time for Commission protest proceedings.

**RESOLUTION NO. 2024-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING  
"ANNEXATION NO. 2021-09 TO THE CITY OF WHITTIER"**

WHEREAS, the City of Whittier (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), 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 Whittier; detachment of said territory from County Road District No. 1, County Road District No. 4, and County Lighting District Landscaping and Lighting Act-1, Unincorporated Zone; and withdrawal of said territory from Los Angeles County Library District and County Lighting and Maintenance District 1687, all within the County of Los Angeles (County); and

WHEREAS, the proposed annexation consists of approximately 89.68± acres of inhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2021-09 to the City of Whittier"; 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 City to obtain and preserve the Whittier Boulevard corridor from Interstate 605 to the City of Whittier; 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 September 10, 2024, which is at least 21 days prior to the public hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

WHEREAS, on October 9, 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, pursuant to Government Code § 57002, the Commission set the protest hearing for November 13, 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.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission, with respect to Annexation No. 2021-09 to the City of Whittier, finds that the annexation is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines § 15319(a), because it consists of areas containing 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. In addition, there are no cumulative impacts, unusual circumstances, nor other exceptions

that would make the exemption inapplicable based on the proposal records. 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

2. 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.
3. The affected territory consists of 89.68± acres, is inhabited, and is assigned the following short form designation: "Annexation No. 2021-09 to the City of Whittier".
4. Annexation No. 2021-09 to the City of Whittier 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 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 proved under Government Code § 56895.

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

Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.

- j. Detachment of the affected territory from County Road District No. 1, County Road District No. 4, County Lighting District Landscaping and Lighting Act-1, Unincorporated Zone.
- k. Withdrawal of affected territory from Los Angeles County Library District and County Lighting and Maintenance District 1687.
- l. Upon the effective date of the annexation, all right, title, and interest of the County, including but not limited to, the underlying fee title or easement where owned by the County, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City.
- m. Upon the effective date of the annexation, 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.

- n. Upon the effective date of the annexation, 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 annexation area and are currently owned, operated and maintained by the County ; (2) accept and adopt the County of Los Angeles Master Plan of Drainage (MPD), if any, which is in effect for the annexation area. Los Angeles County Department of Public Works Department (LACDPW) should be contacted to provide any MPD which may be in effect for the annexation area. Deviations from the MPD shall be submitted to the Chief Engineer of LACFCD/Director of LACDPW for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts to LACFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACDPW, for review and comment.
- o. Except to the extent in conflict with "a" through "n", above, the general terms



and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation.

5. Pursuant to Government Code § 57002, the Commission hereby sets the protest hearing for November 13, 2024 at 9:00 a.m. and directs the Executive Officer to give notice thereof pursuant to Government Code §§ 57025 and 57026.
6. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
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 09<sup>th</sup> day of October 2024.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

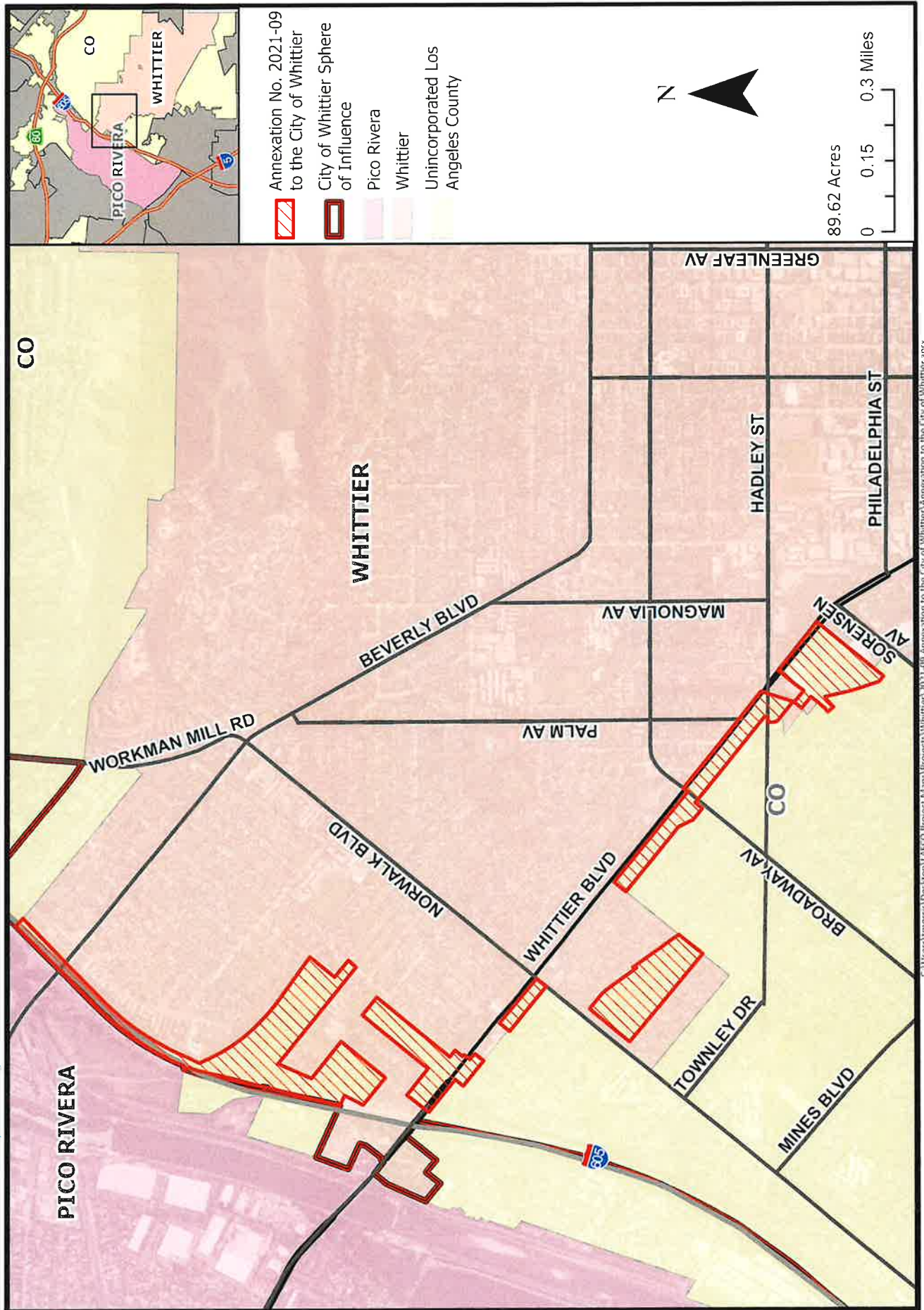
ABSENT:

MOTION PASSES: 0/0/0

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

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



**Staff Report**

**October 9, 2024**

**Agenda Item No. 9.a.**

**Annexation No. 2021-10 to the City of Bradbury**

**(Continued from April 12, 2023, June 14, 2023, and February 14, 2024)**

**NOTE: The City of Bradbury withdrew the proposal (application) on September 18, 2024**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	.66± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	City of Bradbury
Resolution:	November 16, 2021
Application Filed with LAFCO:	November 29, 2021
Certificate of Filing	March 13, 2023
Location:	The affected territory is located along Royal Oaks Drive North between Braewood Drive and Woodlyn Lane.
City/County:	Los Angeles County unincorporated territory adjacent to the City of Bradbury (City).
Affected Territory:	The affected territory consists of portions of Royal Oaks Drive North (publicly-owned right-of-way) adjacent to the cities of Bradbury and Duarte. The topography is flat.
Surrounding Territory:	Surrounding the affected territory are residential uses.
Landowner:	Los Angeles County
Registered Voters:	Zero (0) registered voters as of November 29, 2021.
Purpose/Background:	The City of Bradbury states the annexation is necessary to place all portions of publicly owned right-of-way (Royal Oaks Drive North) within the same jurisdiction. This would allow the City to have control of the entire right-of-

way along its southerly boundary in the vicinity of Royal Oaks Drive North.

**Jurisdictional Changes:** The jurisdictional changes that result from this proposal include annexation to the City of Bradbury and withdrawal from Los Angeles County Road District No. 5.

**Within SOI:** Yes

**Waiver of Public/Protest Hearing** Pursuant to Government Code § 56662(a), the Commission may waive notice and the public hearing for the annexation because the proposal meets all of the following criteria: the affected territory is uninhabited; no affected local agency has submitted a written demand for a hearing within ten (10) days as referenced in Government Code § 56662(c); and all owners of land within the affected territory have given their written consent to the proposal.

**California Environmental Quality Act (CEQA) Clearance:** The proposal is 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. A Categorical Exemption was adopted by City of Bradbury, as lead agency, on November 16, 2021. The proposal is also categorically exempt from CEQA pursuant to § 15320 because it consists of a reorganization of local government agencies where the changes do not change the geographical area in which previously existing powers are exercised. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.

**Additional Information:** On April 12, 2023, the Commission considered the Proposal, including comments both written and in person. The Commission voted to continue Annexation No. 2021-10 to the City of Bradbury for sixty (60) days in order to allow for an application to annex the landowner's parcel (owned by Human Good) to the north of the affected area into the City of Duarte.

On June 14, 2023, the continued Proposal was brought back to the Commission for consideration, including comments both written and in person. The Commission voted to again continue Annexation No. 2021-10 to the City of Bradbury until the February 14, 2024 meeting. This would allow for the City of Duarte to work with the County on Annexation No. 2023-07 to the City of Duarte.

On February 14, 2024, the continued Proposal was brought back to the Commission for consideration, including comments both written and in person. The Commission again voted to continue Annexation No. 2021-10 to the City of Bradbury not to exceed the October 9, 2024 meeting.

On September 18, 2024, the City of Bradbury withdrew Annexation No. 2021-10 to the City of Bradbury.

**RECOMMENDED ACTION:**

1. Receive and file the enclosed City of Bradbury letter withdrawing Annexation No 2021-10 to the City of Bradbury.





### Elected Officials

*Mayor*  
Richard G. Barakat, District 3

*Mayor Pro-Tem*  
Richard T. Hale, Jr., District 1

*Councilmember*  
D. Montgomery Lewis, District 2

*Councilmember*  
Bruce Lathrop, District 4

*Councilmember*  
Elizabeth Bruny, District 5

September 18, 2024

Local Agency Formation Commission  
for the County of Los Angeles  
ATTN: Paul A. Novak, Executive Officer  
80 South Lake Avenue, Suite 870  
Pasadena, CA 91101

### RE: WITHDRAWAL OF ANNEXATION NO. 2021-10

### Staff

*City Manager*  
Kevin Kearney, PhD

*City Clerk*  
Diane Jensen

*Management Analyst*  
Mario Flores

*City Attorney*  
Cary Reisman

*Building Inspector*  
Mark Handler

*City Engineer*  
David Gilbertson

*City Planner*  
Jim Kasama

*Finance Director*  
Suresh Malkani

Dear Mr. Novak:

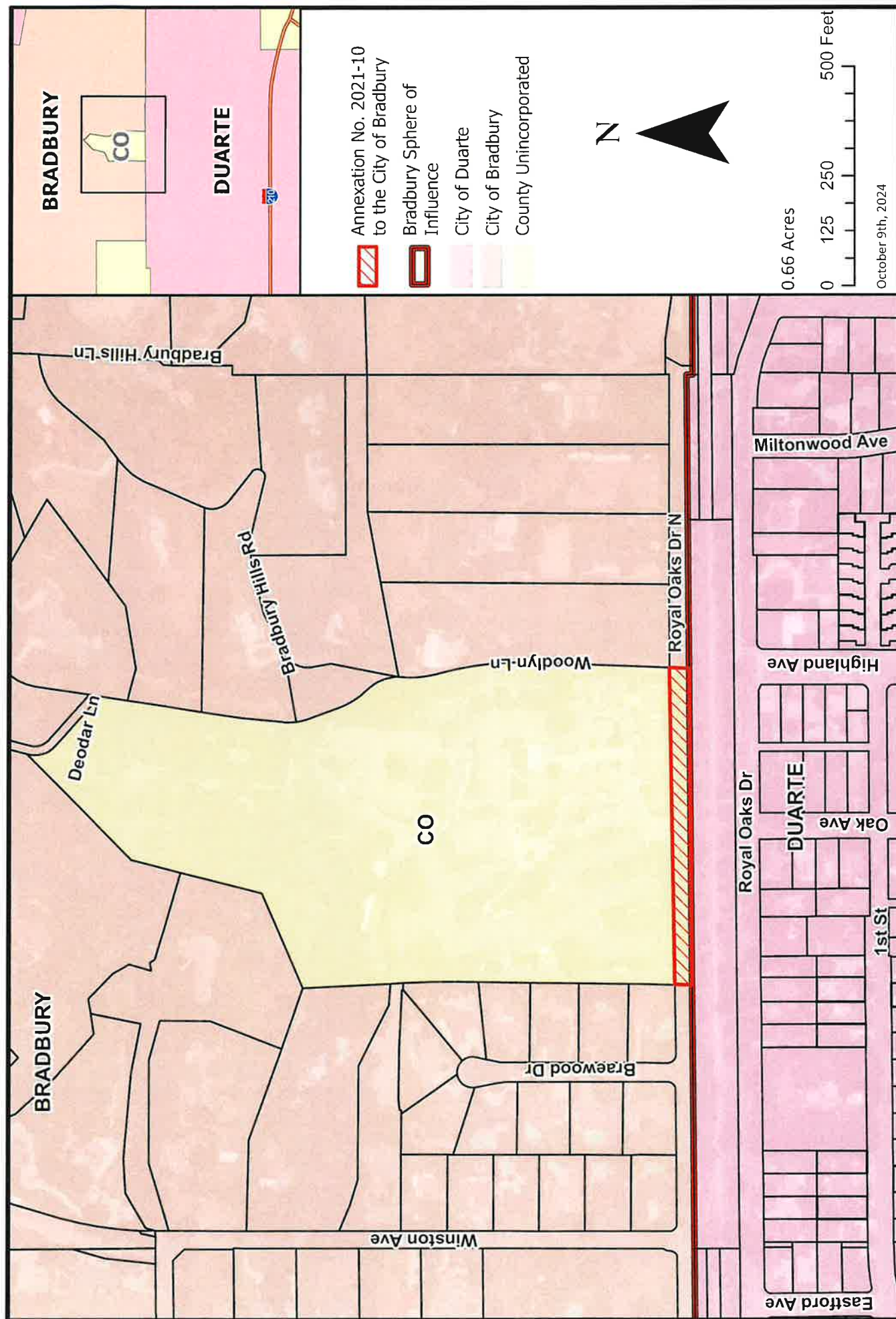
The City of Bradbury would like to formally withdraw Annexation No. 2021-10 through the Local Agency Formation Commission for the County of Los Angeles.

Any questions related to the withdrawal can be directed to me via email at [kkearney@cityofbradbury.org](mailto:kkearney@cityofbradbury.org) or by phoning Bradbury City Hall at (626) 358-3218.

Sincerely,

Dr. Kevin Kearney  
*City Manager*

**LAFECO**  
Local Agency Formation Commission  
for the County of Los Angeles





## **Staff Report**

**October 9, 2024**

### **Agenda Item No. 9.b.**

#### **Proposal to Ban “Gut and Amend” Legislation**

At your meeting of April 10, 2024, this Commission verbally directed staff to prepare a letter to the State legislative leaders requesting that they introduce legislation to ban the use of "gut and amend" legislation. On June 12, 2024, you considered a staff report along with a draft letter addressed to the Speaker of the California State Assembly and the President Pro Tempore of the California State Senate, requesting them to introduce such a bill, copies of which are attached.

At your June 12<sup>th</sup> meeting, commissioners voiced two concerns about a potential ban on “gut and amend” legislation. The first voiced concern is that, given how often elected officials in local government consistently oppose State mandates, it would be awkward for LAFCO to tell the Legislature how it should conduct its business. The second voiced concern was that on occasion, some local public agencies have needed emergency legislation, and this was only achievable through the “gut and amend” process. The matter was continued for further discussion; and although it was agendaized for your August 14, 2024 Meeting, it was continued without discussion.

The question of whether to support a ban of “gut and amend” legislation and to request that State leaders introduce legislation banning its use is a policy decision for the Commission. Staff, therefore, defers to the Commission on how you would like to proceed.

Staff recommends that the Commission provide direction to staff.

## **Staff Report**

**June 12, 2024**

### **Agenda Item No. 9.b.**

#### **Proposal to Ban “Gut and Amend” Legislation**

In response to a discussion at your April 10, 2024 meeting, staff has prepared a letter to legislative leaders in Sacramento requesting that they support a ban on “gut and amend” legislation (see draft letter, enclosed).

In the normal course of business in the Legislature, a bill is introduced, it is heard before a policy committee, potentially considered at each chamber’s appropriations committee (if there is a fiscal impact), before being considered by the full house (Assembly or Senate). This process—particularly hearings before the appropriate policy committee—affords stakeholders ample opportunity to testify in support of, or opposition to, pending bills.

A “gut and amend” is a controversial legislative maneuver that involves taking an existing bill—one which may have already been approved by a committee or even one house of the Legislature—removing the contents of the bill, and replacing with unrelated bill language. The legislator removes a bill of its contents (“guts” it), and inserts language on an entirely unrelated topic (“amends” it).

AB 2986 (Carrillo, Wendy) is a recent example of a “gut and amend” bill: this ill-conceived bill was introduced without any advance notice to, nor consultation with, representatives of LA LAFCO and County Supervisor Hilda Solis, two prominent stakeholders in the subject of the bill (East Los Angeles). A second example is SB 89 from the 2011 legislative session: within a week of the “gut and amend” introduction of SB 89, the bill passed both houses and was signed into law by the Governor, leaving no time for stakeholder participation.

As noted by State Senator Scott Wilk, “If policy ideas are controversial and would normally struggle their way through the legislative process, a ‘gut and amend’ is the perfect tool to evade public scrutiny.”

The existence of “gut and amend” legislation is faulty, for several reasons: one, it is not transparent; two, it thwarts public/stakeholder participation; three, it can result in the adoption of ill-conceived legislation; and four, it subverts the traditional legislative process. For these reasons, staff recommends that the Commission:

- Authorize Commission Chair Dear to sign the A draft letter to the Assembly Speaker and Senate President Pro Tempore (enclosed); and
- Direct staff to send the letter to the Speaker and President Pro Tempore, and provide copies to legislators representing Los Angeles County.



Local Agency Formation Commission  
for the County of Los Angeles

**Voting Members**

Donald Dear  
Chair

Gerald McCallum  
1st Vice-Chair

Margaret Finlay  
2nd Vice-Chair

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

**Alternate Members**

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

**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  
Fax: 626.204.6507

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

June 12, 2024

The Honorable Robert Rivas  
Speaker, California State Assembly  
State Capitol, Room 5620  
1021 O Street  
Sacramento, CA 95814

The Honorable Mike McGuire  
President Pro Tempore, California State Senate  
State Capitol, Room 8518  
1021 O Street  
Sacramento, CA 95814

Subject: ***Proposal to Ban “Gut and Amend” Legislation***

Dear Speaker Rivas and President Pro Tempore McGuire

At its meeting this morning, the Local Agency Formation Commission for the County of Los Angeles (LA LAFCO) voted to convey its opposition to “gut and amend” legislation, and to request that you, as the respective leaders of the Assembly and Senate, introduce a proposal to ban the practice.

The nature of “gut and amend” legislation is lacking, for several reasons: one, it is not transparent; two, it thwarts public/stakeholder participation; three, it can result in the adoption of ill-conceived legislation; and four, it subverts the traditional legislative process. Given the foregoing, LA LAFCO is asking that you introduce a proposal to ban the practice of “gut and amend” bills.

Should you or your staff have questions or concerns, please contact LA LAFCO Executive Officer Paul Novak.

Thank you for your consideration of our input concerning gut and amend legislation.

Sincerely,

Donald L. Dear  
Chair

Copy to: Honorable Legislators representing Los Angeles County  
René LaRoche, Executive Director, California Association of Local Agency  
Formation Commissions (CALAFCO)

## **Staff Report**

**October 9, 2024**

### **Agenda Item No. 9.c.**

#### **Land Acknowledgment**

At the July 10<sup>th</sup> Meeting, the Commission directed staff to ascertain copies of land acknowledgments from other public agencies, and present the Commission with options. Although it was agendaized for your August 14, 2024 Meeting, it was continued without discussion.

#### Background:

As noted on the website of the Smithsonian National Museum of the American Indian:

Land acknowledgment is a traditional custom that dates back centuries in many Native nations and communities. Today, land acknowledgments are used by Native Peoples and non-Natives to recognize Indigenous Peoples who are the original stewards of the lands on which we now live. Before public events and other important gatherings hosted by the National Museum of the American Indian, a speaker offers this acknowledgment displayed [on-screen] on behalf of everyone present.

After millennia of Native history, and centuries of displacement and dispossession, acknowledging original Indigenous inhabitants is complex. Many places in the Americas have been home to different Native Nations over time, and many Indigenous people no longer live on lands to which they have ancestral ties. Even so, Native Nations, communities, families, and individuals today sustain their sense of belonging to ancestral homelands and protect these connections through Indigenous languages, oral traditions, ceremonies, and other forms of cultural expression.

At the opening of their meetings, these agencies read a land acknowledgment statement, and often display the statement on video monitors and in the public broadcast of the meeting.

#### Public Agencies which utilize land acknowledgments:

The governing boards of several public agencies (the City of Pasadena Human Relations Commission, the Los Angeles County Board of Supervisors, the Los Angeles County Affordable Housing Solutions Agency (LACAHS), the Los Angeles Homeless Services Authority (LAHSA), Metro, and the Pasadena City College Board of Trustees) announce land acknowledgments at the beginning of their public meetings.

The attachment to this staff report includes the language utilized by each of these agencies. The identification of these agencies merely reflects staff's awareness of those public agencies which utilize land acknowledgments, and it is not intended to be comprehensive.

For Los Angeles County, the Executive Office of the Board of Supervisors website also addresses land acknowledgement relative to County advisory commissions:

Do Los Angeles County Commissions need to verbally announce and display the adopted Los Angeles County Land Acknowledgment at open public meetings?

Yes. County Commissions should open public meetings by verbally announcing and visually displaying the adopted Countywide Land Acknowledgment:

Los Angeles County has several dozen advisory commissions (Aviation Commission, Business License Commission, and Small Craft Harbor Commission, and dozens more). As noted on the Executive Office website, these commissions are required to announce a land acknowledgment at the beginning of their meetings.

Content of land acknowledgments:

All land acknowledgments identified by LAFCO staff addressed Native and Indigenous Peoples.

At your July 10<sup>th</sup> Meeting, commissioners asked whether any existing land acknowledgments recognize harm inflicted upon local communities as a result of local government actions (for example, a large and well-established African American community which was divided into two separate communities by the construction of Interstate 10 Freeway between Downtown Los Angeles and Santa Monica). Staff was unable to identify any such language within existing land acknowledgments, and is seeking direction on how the Commission would like to proceed regarding this matter.

The land acknowledgment utilized by the Pasadena City College Board of Trustees addresses also the following:

We also honor the legacy of the African diaspora and recognize that the United States as we know it was built at the often-fatal expense of forcefully enslaved Black people. We are indebted to their labor and the labor of many Black and Brown bodies that continue to work in the shadows for our collective benefit.

LAFCO's status relative to Los Angeles County:

The LAFCO in each county is an independent public agency, created by the State of California; by definition, each LAFCO is a state agency, not a county agency. In making public presentations, and in written communications, LAFCO consistently notes this distinction.

Although LAFCO is not a county commission, staff notes the following:

- On average, the Commission conducts eleven (11) meetings per year in the Hearing Room of the Board of Supervisors at the Los Angeles County Hall of Administration.
- Staff of the Executive Office of the Board of Supervisors provides technical assistance for LAFCO's audio/visual presentations during Commission meetings.

- For all Commission meetings, the Executive Office provides convenient, accessible, and on-site parking for all LAFCO commissioners, staff, and legal counsel.
- For all Commission meetings, staff of the Executive Office of the Board of Supervisors posts the meeting agenda on-site at the Hall of Administration.
- Upon request, staff of the Executive Office provides additional support, such as providing space for closed session meetings, making copies, coordinating deliveries (of materials for Commission meetings). On a few occasions, staff of the Executive Office have served as Spanish language translators during Commission meetings.

Los Angeles County provides these services at no cost to LAFCO.

**Conclusions:**

It is a policy issue for the Commission to decide whether to institute a practice of announcing a land acknowledgment at all future Commission meetings. Should the Commission decide to institute the practice, staff requests additional direction relative to the contents of that acknowledgment. Option 2.A can be implemented at the Commission's next meeting. Options 2.B. and 2.C., below, which would require the hiring of a specialized consultant to advise staff concerning the drafting of a land acknowledgment specific to LAFCO's jurisdiction and presenting it to the Commission for future consideration.

**Recommended Action:**

Staff recommends that the Commission:

1. Make a motion and second to institute the announcement of a land acknowledgement at all future Commission meetings; and
2. Provide direction to staff concerning the content of the land acknowledgment. Specifically, the Commission could direct staff to:
  - A. Utilize the land acknowledgment announced by Los Angeles County at the beginning of all Board of Supervisors Meetings, with no changes; OR
  - B. Utilize the land acknowledgment announced by any of several public agencies in the Los Angeles area from the enclosed Attachment, with changes as advised by a specialized consultant; OR
  - C. Draft a land acknowledgment (or several versions thereof) that is unique to LAFCO, with the assistance of a specialized consultant, to be considered by the Commission at a future meeting.

Attachment: Land Acknowledgments

## **Land Acknowledgements**

### Los Angeles Homeless Services Authority (LAHSA)

The Los Angeles Continuum of Care and LAHSA acknowledge our presence and work on the traditional, ancestral and unceded territory of the Gabrielino/Tongva/Kizh peoples, the Fernandeno/Tataviam peoples, and the Chumash peoples. LAHSA acknowledges the native peoples of this land as the land caretakers of our region. We acknowledge that homelessness did not exist before colonization of this land, genocide, and governmental policies of erasure and land and wealth dispossession. We express our deep gratitude for the ancestors, elders and protectors past, present, and emerging who steward this land.

(Source: Los Angeles County Supervisor Kathryn Barger's staff)

### County of Los Angeles Adopted Countywide Land Acknowledgment

The County of Los Angeles recognizes that we occupy land originally and still inhabited and cared for by the Tongva, Tataviam, Serrano, Kizh, and Chumash Peoples. We honor and pay respect to their elders and descendants -- past, present, and emerging -- as they continue their stewardship of these lands and waters. We acknowledge that settler colonization resulted in land seizure, disease, subjugation, slavery, relocation, broken promises, genocide, and multigenerational trauma. This acknowledgment demonstrates our responsibility and commitment to truth, healing, and reconciliation and to elevating the stories, culture, and community of the original inhabitants of Los Angeles County. We are grateful to have the opportunity to live and work on these ancestral lands. We are dedicated to growing and sustaining relationships with Native peoples and local tribal governments, including (in no particular order) the: Fernandeno Tataviam Band of Mission Indians, Gabrielino Tongva Indians of California Tribal Council, Gabrieleno/Tongva San Gabriel Band of Mission Indians, Gabrieleño Band of Mission Indians - Kizh Nation, San Manuel Band of Mission Indians, San Fernando Band of Mission Indians.

To learn more about the First Peoples of Los Angeles County, please visit the Los Angeles City/County Native American Indian Commission Website:

<https://lanaic.lacounty.gov>

(Source: Los Angeles County Board of Supervisors Website)

### City of Pasadena Human Relations Commission

Our meeting tonight is conducted on the unseated lands of indigenous people known variously as Keech, Tongva, or Gabrielino. We honor and uplift the still enduring communities. We recognize their long-standing stewardship and are grateful that we benefit from these lands. And we are challenged to join in the care of these lands.

(Source: City of Pasadena staff)



Metro (Uses the County's version)

The County of Los Angeles recognizes that we occupy land originally and still inhabited and cared for by the Tongva, Tataviam, Serrano, Kizh, and Chumash Peoples. We honor and pay respect to their elders and descendants —past, present, and emerging —as they continue their stewardship of these lands and waters. We acknowledge that settler colonization resulted in land seizure, disease, subjugation, slavery, relocation, broken promises, genocide, and multigenerational trauma. This acknowledgment demonstrates our responsibility and commitment to truth, healing, and reconciliation and to elevating the stories, culture, and community of the original inhabitants of Los Angeles County. We are grateful to have the opportunity to live and work on these ancestral lands. We are dedicated to growing and sustaining relationships with Native peoples and local tribal governments, including (in no particular order) the Fernandeño Tataviam Band of Mission Indians, Gabrielino Tongva Indians of California Tribal Council, Gabrieleno/Tongva San Gabriel Band of Mission Indians, Gabrieleño Band of Mission Indians–Kizh Nation, San Manuel Band of Mission Indians, and San Fernando Band of Mission Indians.

To learn more about the First Peoples of Los Angeles County: please visit the Los Angeles City/County Native American Indian Commission website [atlanaic.lacounty.gov](http://atlanaic.lacounty.gov).

(Source: Provided by Metro staff)

Pasadena City College Board of Trustees

Pasadena City College is a learning community within the indigenous homelands of people who have been known as the Gabrieliño Band of Mission Indians of the Sisitcanongna Village and Kizh Nation. Tonight we acknowledge the painful history of genocide and forced removal from this land on which we gather.

We also honor the legacy of the African diaspora and recognize that the United States as we know it was built at the often-fatal expense of forcefully enslaved Black people. We are indebted to their labor and the labor of many Black and Brown bodies that continue to work in the shadows for our collective benefit.

PCC and its faculty, staff, and students recognize that we are all simultaneously teachers, learners, and guests on these lands. This acknowledgment is a small part of an ongoing process of working to raise awareness about histories that are too often erased or forgotten, to recognize our place in this history, and to affirm our commitment to social justice, systemic change, and anti-racism.

(Source: PCC Board of Trustees website)

### California State University, Sacramento

Sacramento State acknowledges, with respect, the land our campus is on today was, and continues to be, the homelands of the Indigenous people of this area, the Nisenan, specifically the Nissim-Pawenan, and Miwok. The larger Sacramento area and its rivers serve as a gathering place for many local tribes from the surrounding valley and foothills including the Southern Maidu, Patwin and Wintun.

Sacramento State recognizes these lands and riverways as unceded traditional territories of these Native peoples. We further recognize these California Native nations and respect their sovereignty. By offering this land acknowledgement, we affirm the University's commitment to build relationships and foster a university environment of success to better serve Native nations and communities

(Source: California State University, Sacramento website)

## **Staff Report**

**October 9, 2024**

### **Agenda Item No. 9.d.**

#### **Exercise One-Year Option to Extend the Auditing Services Contract**

In January of 2021, the Commission awarded Davis Farr LLP a contract for auditing services for four (4) fiscal years, Fiscal Year (FY) 2020-21, 2021-22, 2022-23, and 2023-24, with a one-year option to extend for one (1) additional year, FY 2024-25. The FY 2023-24 audit (currently underway) is the final year of the contract with Davis Farr, LLP.

At this time, staff is requesting the Commission exercise its option to extend LAFCO's contract with Davis Farr LP for auditing services for one additional year, consisting of FY 2024-25. The cost for the FY 2024-25 audit was quoted at \$8,225.

#### **Staff Recommendation**

1. Exercise its option to extend LAFCO's contract with Davis Farr LP for one additional year, FY 2024-25 for \$8,225; and
2. Direct staff to extend its contract with Davis Farr LP for auditing services for one additional year.

**EXHIBIT C  
PRICING SHEET**

LAFCO	Description of Services	Estimated Hours	Year Ended June 30				1-yr option to extend
			2021	2022	2023	2024	
<b><u>1. Imperial</u></b>	Audit of LAFCO, including the implementation of the GASB pronouncements and ongoing audit procedures of GASB, audit preparation and management letter.		\$8,300	8,450	8,625	8,800	9,000
	Option to prepare the Management and Discussion Analysis (MD&A) on behalf of management.		250	255	260	265	270
<b>Maximum Not to Exceed Amount</b>			\$8,550	8,705	8,885	9,065	9,270
<b><u>2. Los Angeles</u></b>	Audit of LAFCO, including the implementation of the GASB pronouncements and ongoing audit procedures of GASB, audit preparation and management letter.		\$7,600	7,750	7,900	8,000	8,225
	Option to prepare the Management and Discussion Analysis (MD&A) on behalf of management.		250	255	260	265	270
<b>Maximum Not to Exceed Amount</b>			\$7,850	8,005	8,160	8,265	8,495
<b><u>3. Orange</u></b>	Audit of LAFCO, including the implementation of the GASB pronouncements and ongoing audit procedures of GASB, audit preparation and management letter.		\$7,155	7,230	7,375	7,500	7,650
	Option to prepare the Management and Discussion Analysis (MD&A) on behalf of management.		250	255	260	265	270
<b>Maximum Not to Exceed Amount</b>			\$7,405	7,485	7,635	7,765	7,920

Professional Service Agreement  
Between the Local Agency Formation Commission for the County of Los Angeles and  
Davis Farr, LLP.

This Agreement is, made and entered into this 14 day of April, 2021, by and between Davis Farr, LLP. (herein referred to as "Contractor"), and the Local Agency Formation Commission for the County of Los Angeles, (herein referred to as "LAFCO" or "Commission").

WITNESSETH

FIRST: The Contractor, for the consideration hereinafter set forth and the acceptance by the Commission of the Contractor's Proposal filed with LAFCO on October 9, 2020, hereby agrees to provide services as described in this Contract for the auditing services, 40,

SECOND: This Agreement, together with the Request for Proposals and the Contractor's Proposal (by reference) including its Exhibit A, Scope of Services, Exhibit B, Terms and Conditions, the Pricing Sheet (Attachment 1), and Project Schedule (Attachment 2) are agreed by LAFCO and the Contractor to constitute the Contract.

THIRD: LAFCO agrees, in consideration of satisfactory performance of the foregoing services in strict accordance with the Contract specifications to the satisfaction of LAFCO's Executive Officer or Deputy Executive Officer, to pay the Contractor pursuant to the Pricing Sheet set forth in the Proposal, an amount not to exceed the Maximum Contract Sum of \$40,775. Notwithstanding the foregoing, LAFCO shall have no obligation to purchase any specified amount of service or products. *on* *jt*

FOURTH: This Contract's initial term shall be for a period of ~~one year~~ FIVE YEARS commencing upon execution by LAFCO and Contractor. LAFCO shall have the sole option to renew this Contract term on a month to month basis, for up to six months, until the necessary Contract work is completed. LAFCO, acting through the Executive Officer, may give a written notice of intent to renew this Contract at least ten days prior to the end of any term. The Executive Officer may provide a written notice of nonrenewal at least ten days before the last day of any term, in which case this Contract shall expire as of midnight on the last day of that term.

FIFTH: The Contractor shall bill monthly in arrears, for the work performed during the preceding month. Work performed shall be billed at the hourly rates quoted in the Proposal's Pricing Sheet (Attachment 1).

SIXTH: LAFCO will make payment to the Contractor within 30 days of receipt and approval of a properly completed and undisputed invoice. Each invoice shall be in triplicate (original and two copies) and shall itemize the work completed. The invoices shall be submitted to:

Local Agency Formation Commission  
Attention: Adriana Romo  
80 South Lake Ave., Ste. 870  
Pasadena, CA 91101

SEVENTH: In no event shall the aggregate total amount of compensation paid to the Contractor exceed the amount of compensation authorized by the Commission. Such aggregate total amount is the Maximum Contract Sum.

EIGHTH: The Contractor understands and agrees that only the designated Executive Officer or Deputy Executive Officer are authorized to request or order work under this Contract. The Executive Officer or Deputy Executive Officer are not authorized to request or order any work that would result in the Contractor earning an aggregate compensation in excess of this Contract's Maximum Contract Sum.

NINTH: The Contractor shall not perform or accept work requests from the Executive Officer or Deputy Executive Officer or any other person that will cause the Maximum Contract Sum of this Contract to be exceeded. The Contractor shall monitor the balance of this Contract's Maximum Contract Sum. When the total of the Contractor's paid invoices, invoices pending payment, invoices yet to be submitted, and ordered services reaches 75 percent of the Maximum Contract Sum, the Contractor shall immediately notify LAFCO in writing. The Contractor shall send written notification to the Executive Officer when this Contract is within sixty days from expiration of the initial term as provided for hereinabove.

TENTH: No Cost-of-Living Adjustment shall be granted for this Contract.

ELEVENTH: In the event that terms and conditions, which may be listed in the Contractor's Proposal, conflict with LAFCO'S specifications, requirements, and terms and conditions as reflected in this Contract, LAFCO's provisions shall control and be binding.

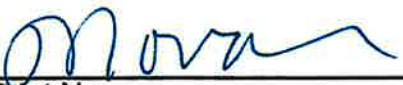
TWELFTH: This Contract constitutes the entire agreement between LAFCO and the Contractor with respect to the subject matter of this Contract and supersedes all prior and contemporaneous agreements and understandings. This Contract may be signed by the parties hereto in separate counterparts, each of which shall be deemed an original. All counterparts, taken together, constitute the executed Agreement. The Contract may modify only in writing by the parties.

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IN WITNESS WHEREOF, LAFCO has, by order of its Commission, caused these presents to be subscribed by the Executive Officer, and the Contractor has subscribed its name by and through its duly authorized officers, as of the day, month and year first written above.

**LAFCO**  
Local Agency Formation Commission  
for the County of Los Angeles


  
\_\_\_\_\_  
Print Name:  
Title: Executive Officer  
Date: 4/14/2021

APPROVED AS TO FORM:

CAROLE SUZUKI  
County Counsel

By   
\_\_\_\_\_  
Deputy

**CONTRACTOR**  
Davis Farr, LLP

  
\_\_\_\_\_  
Print Name: Shannon Ayala  
Title: Principal  
Date: 4/21/2021

**CONTRACTOR**  
Davis Farr, LLP

  
\_\_\_\_\_  
Print Name: Shannon Ayala  
Title: Partner  
Date: 4/21/2021

## **Staff Report**

**October 9, 2024**

### **Agenda Item No. 9.e.**

#### **Annual Election of Commission Officers**

Section 10 of the Rules of the Commission states that “the Commission shall be presided over by a Chair, a First Vice-Chair and a Second Vice-Chair, to be elected from amongst the members of the Commission,” as provided for in Section 11. Section 11 of the Rules states that the Commission “shall elect the Chair, First Vice-Chair and Second Vice-Chair at the first meeting of the Commission held in September of each year to serve until the election of their successors.” Because the Commission canceled its September Meeting, the item carries over to today’s meeting.

The current officers are Chair Donald Dear, First Vice-Chair Gerard McCallum, and Second Vice-Chair Margaret Finlay.

Consistent with how this item has been considered in prior years, and at the Chair’s discretion, the Executive Officer may be designated to conduct this matter for purposes of nominations and voting.

#### **Recommended Action:**

1. Nominate and elect a member to serve as LAFCO Chair for a term of one year and until the election of a successor;
2. Nominate and elect a member to serve as LAFCO First Vice-Chair for a term of one year and until the election of a successor; and
3. Nominate and elect a member to serve as LAFCO Second Vice-Chair for a term of one year and until the election of a successor.



## **Staff Report**

**October 9, 2024**

### **Agenda Item No. 9.f.**

#### **Potential Cancellation of the December 11, 2024 Meeting**

For the last decade, the Commission has canceled its regular meeting in December due to the winter holidays. The one exception was in 2018 when, due to busy schedule associated with two pending proposals, the Commission met in December.

Staff has reviewed its workload, and it has determined that existing proposals can be considered in a timely manner at either the November 13, 2024 meeting, and/or the January 8, 2025 meeting. Staff therefore recommends canceling the December 11, 2024 meeting.

#### **Recommended Action:**

1. Cancel the December 11, 2024 Commission Meeting; and
2. Direct the Executive Officer to send notice via the LAFCO e-mail alert notification system and post the associated notice on the LAFCO website.

## **Staff Report**

**October 9, 2024**

### **Agenda Item No. 9.g.**

#### **California Association of Local Agency Formation Commissions (CALAFCO) Board Election**

CALAFCO is divided into four regions (Central, Coastal, Northern and Southern). The Southern Region is composed of six LAFCOs: Imperial, Los Angeles, Orange, Riverside, San Bernardino, and San Diego. Each region elects four (4) individuals to the CALAFCO Board of Directors for two-year terms. The four Southern Region board-members are:

- Acquanetta Warren (City Member, City of Fontana, San Bernardino LAFCO);
- Kimberly Cox (Special District Member, NAME, , San Bernardino LAFCO);
- Yxstian Gutierrez (County Member, Riverside County Board of Supervisors, Riverside LAFCO); and
- Derek McGregor (Public Member, Orange LAFCO).

At the Annual Conference, each region elects two (2) individuals for positions on the CALAFCO Board of Directors (board-members serve two-year terms). As required by the CALAFCO bylaws, the following candidates were nominated by their respective commission:

##### City Representative:

- Javier Moreno (Calexico City Council, Imperial LAFCO);
- Steve Sanchez (La Quinta City Council, Riverside LAFCO); and
- Acquanetta Warren (Fontana City Council, San Bernardino LAFCO).

##### Independent Special District Representative:

- Derek McGregor (Orange LAFCO).

The nomination papers for all four candidates are attached. CALAFCO staff will conduct the election for the two Southern Region positions.

A representative of each LAFCO apprises CALAFCO, in advance, of its respective “Voting Delegate” and “Alternate Delegate.” By practice, LA LAFCO has assigned these positions to the longest-serving commissioners who attend the conference. For this year’s annual conference, the Voting Delegate is Commissioner Gerard McCallum, and the Alternate Delegate is Commissioner John Mirisch. Should one or both ultimately not attend the conference, the next two delegates, by seniority, would be Angie Reyes English and Wendy Celaya.

##### Staff Recommendation:

1. Consider the candidates for the CALAFCO Board; and
2. Provide direction to the Voting Delegate (Gerard McCallum) and Alternate Delegate (John Mirisch).

Date Received  
**9/5/24 @ 12:40 PM**



**Board of Directors  
 2024/2025 Candidate Résumé Form**  
 (Complete both pages)

Nominated By: Imperial LAFCO Date: 9/5/2024

Region (please check one): ☐ Northern ☐ Coastal ☐ Central ☒ Southern

Category (please check one): ☒ City ☐ County ☐ Special District ☐ Public

Candidate Name Javier Moreno, Chair

Address 1122 W. State Street, Suite D

Phone Office \_\_\_\_\_ Mobile 619-261-1609

e-mail jmoreno@calexico.ca.gov

Personal and Professional Background:

PhD (c), Management & Leadership; M.S. Criminal Justice; California Department of Justice, Special Agent, 1998-2025; Calexico Police Department, Police Officer, 1980-1998

LAFCO Experience:

Imperial County Local Formation Committee Chair and Commissioner, 2020-present

CALAFCO or State-level Experience:

Mayor, City of Calexico, 2021; Council member, City of Calexico 2020-2024; League of California Cities Housing, Community, and Economic Development Committee, 2021-2022; League of California Cities Public Safety Committee, 2022-2024.

Availability:

Anytime

Other Related Activities and Comments:

Imperial County Continuum of Care Council, 2020-present; Imperial County Area Agency on Aging, 2020-present; Calexico Measure V and Q Citizens Oversight Committee, 2021-present. San Diego State University Research Foundation Binational Academic Liaison, 2019-present.

**NOTICE OF DEADLINE**

Complete Nomination Packets must be received by **September 16, 2024** to be considered by the Election Committee.

Send completed nominations to  
[info@calafco.org](mailto:info@calafco.org)

Or, mail to:

CALAFCO Election Committee  
CALAFCO  
1451 River Park Drive, Ste. 185  
Sacramento, CA 95815

Date Received  
**8-14-2024 at 8:20 AM**



Board of Directors

## 2024/2025 Nomination Form

(Must accompany the Candidate Résumé Form)

### Nomination to the CALAFCO Board of Directors

In accordance with the Nominations and Election Procedures of CALAFCO,

RIVERSIDE LAFCO of the SOUTHERN Region

Nominates STEVE SANCHEZ

for the (check one) ☒ City ☐ County ☐ Special District ☐ Public

Position on the CALAFCO Board of Directors to be filled by election at the next Annual Membership Meeting of the Association.

Neil McVeyne  
LAFCO Chair

7/25/2024  
Date

#### NOTICE OF DEADLINE

Nomination Packets must be received by **September 16, 2024** to be considered by the Election Committee.

Send completed nominations to  
[info@calafco.org](mailto:info@calafco.org)

Or, mail to:

CALAFCO Election Committee  
CALAFCO  
1451 River Park Drive, Ste. 185  
Sacramento, CA 95815

Date Received  
**8-14-2024 at 8:20 AM**



Board of Directors  
2024/2025 Candidate Résumé Form  
(Complete both pages)

Nominated By: Riverside LAFCO Commissioner LAFCO Date: 8/8/2024 | 13:23 PDT

Region (please check one): ☐ Northern ☐ Coastal ☐ Central ☐ Southern

Category (please check one): ☒ City ☐ County ☐ Special District ☐ Public

Candidate Name Steve Sanchez  
Address 78495 Calle Tampico, La Quinta, CA 92253  
Phone Office \_\_\_\_\_ Mobile 760-485-1033  
e-mail SSanchez@wilson-meade.com

Personal and Professional Background:

Steve was elected to the La Quinta City Council in 2016 where he's served as Mayor Pro Tem, La Quinta Housing Authority member; Riverside County Riverside Local Agency Formation Commission (LAFCO) Commissioner; Southern California Association of Governments (SCAG) District 66 representative; SCAG Transportation Committee (TC) member; former Executive Board member for the League of CA Cities Riverside County Division; League of CA Cities Public Safety Policy Committee member; Commissioner on the Coachella Valley Animal Campus (CVAC) Commission; and a member of other boards and committees. In 2018 Steve was recognized as Veteran of the Year for the California 28th Senate District, and the 42nd Assembly District

LAFCO Experience:

Riverside County LAFCO Commissioner

CALAFCO or State-level Experience:

Southern Region LAFCO Commissioner

Availability:

Other Related Activities and Comments:

**NOTICE OF DEADLINE**

Complete Nomination Packets must be received by **September 16, 2024** to be considered by the Election Committee.

**Send completed nominations to**  
**[info@calafco.org](mailto:info@calafco.org)**

Or, mail to:

CALAFCO Election Committee  
CALAFCO  
1451 River Park Drive, Ste. 185  
Sacramento, CA 95815

Date Received  
8-14-2024 @ 5:03 PM



Board of Directors

## 2024/2025 Nomination Form

*(Must accompany the Candidate Résumé Form)*

### *Nomination to the CALAFCO Board of Directors*

In accordance with the Nominations and Election Procedures of CALAFCO,

SAN BERNARDINO LAFCO of the Southern Region

Nominates ACQUANETTA WARREN

for the (check one) ☒ City ☐ County ☐ Special District ☐ Public

Position on the CALAFCO Board of Directors to be filled by election at the next Annual  
Membership Meeting of the Association.

A handwritten signature in blue ink, appearing to read "Acquanetta Warren".

ACQUANETTA WARREN

LAFCO Chair

8-14-2024

Date

#### NOTICE OF DEADLINE

Nomination Packets must be received by **September 16, 2024** to be considered by the Election Committee.

Send completed nominations to  
[info@calafco.org](mailto:info@calafco.org)

Or, mail to:

CALAFCO Election Committee  
CALAFCO  
1451 River Park Drive, Ste. 185  
Sacramento, CA 95815





## Board of Directors 2024/2025 Candidate Résumé Form (Complete both pages)

Nominated By: SAN BERNARDINO LAFCO Date: July 17, 2024

Region (please check one): ☐ Northern ☐ Coastal ☐ Central ☒ Southern

Category (please check one): ☒ City ☐ County ☐ Special District ☐ Public

Candidate Name ACQUANETTA WARREN

Address City of Fontana, 8353 Sierra Avenue, Fontana, CA 92335

Phone Office (909) 350-7601 Mobile \_\_\_\_\_

e-mail awarren@fontana.org

### Personal and Professional Background:

Acquanetta Warren has been the Mayor for the City of Fontana since 2010. She was a Council Member for the City from 2002 to 2010. She earned her Bachelor of Arts degree in Political Science/Urban Studies from Occidental College and an Honorary Doctorate Degree in Theology from Next Dimension Bible College.

### LAFCO Experience:

Mayor Warren has served on the Local Agency Formation Commission for San Bernardino County since 2014. She currently is the Chair of the Commission.

### CALAFCO or State-level Experience:

Mayor Warren is currently an officer of the CALAFCO Board of Directors, serving as its Vice Chair. She has been a member of the CALAFCO Board of Directors since 2021. She is also a member of the State Treasurer's New Housing, Economic Development, Jobs and Opportunity Zone Ad Hoc Committee.

Availability:

Mayor Warren is available to serve on the CALAFCO Board of Directors.

Other Related Activities and Comments:

Please see attached bio.

**NOTICE OF DEADLINE**

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Or, mail to:

CALAFCO Election Committee  
CALAFCO  
1451 River Park Drive, Ste. 185  
Sacramento, CA 95815

## Mayor Acquanetta Warren

“Serving the residents of the City of Fontana is truly an honor and privilege,” states Mayor Warren. “We are all united by our sense of community and the commitment to ensuring Fontana is forever the greatest City to live, work, and play. In doing so, I am here to listen and work alongside you. Feel free to contact me with any questions, comments, or concerns.”

Elected as mayor in December 2010 and re-elected in 2014, 2018, and 2022 Acquanetta Warren is serving her fourth term as the mayor of the City of Fontana. Mayor Warren focuses her administration on bolstering economic development, creating educational opportunities, improving public safety, and advocating for a healthier community.

During her eight years as a councilwoman and now fourth term as mayor, Warren has spearheaded significant economic growth and infrastructure improvement initiatives, including four reconstructed freeway interchanges resulting in reduced traffic congestion, safer streets, and ease of facilitating the movement of goods throughout San Bernardino County. Ms. Warren has played a critical role in positioning Fontana as a supply chain hub that provides critical goods and services to businesses in the United States and throughout the world.

To continue this economic growth, Mayor Warren began the “Mayor’s Logistics, Manufacturing and Transportation Council,” which saw more than 500 women attend the first annual Inland Empire Women in Manufacturing event.

From the day Mayor Warren was inaugurated, she has emphasized that Fontana is “Open for Business” and works directly with the Fontana Chamber of Commerce to support the needs of the business community. This effort was rewarded in 2017 with the City being ranked fourth in California in the five-year annual growth of retail sales. To showcase businesses that call Fontana home, Mayor Warren started a television show titled *Open for Business*. The segment features local businesses and the services they provide.

Ensuring that every child in Fontana receives the highest level of education and career readiness, Ms. Warren declared a *State of Emergency* on education in 2019. Since then, she formed the Mayor’s Education Coalition – a network of schools, businesses, and local leaders – committed to preparing students for current and future job and career opportunities after graduation.

Mayor Warren strives to improve public safety. In 2013, Fontana was named one of the top 20 safest communities in the country. Continuing to keep the community safe, the Mayor holds open conversations connecting the community with the police officers that serve to protect them.

Realizing that a strong economy requires a healthy community, Mayor Warren founded the award-winning and model program across the nation, *Healthy Fontana*. The program promotes an active community lifestyle and teaches smart nutrition choices. Stemming from Healthy Fontana is the *Fontana Walks!* program. What began as a challenge to the community to cumulatively walk 2 billion steps in 2017 has turned into monthly walks with nearly 9 billion steps taken to date.

Through Mayor Warren's efforts, the United States Conference of Mayors (USCM) named the City of Fontana the number one mid-sized city in the nation for eliminating childhood obesity in 2016.

Ms. Warren has received numerous recognitions and several awards for her efforts on health education, including the Helen Putnam Award of Excellence in 2019 and 2008, the Health Champion Award for Southern California Elected Officials from the California Center for Public Health in 2017, and the California Health & Public Advocacy Health Champion Award in 2015.

As a nationally recognized leader, Mayor Warren serves as:

- Chairwoman of the Manufacturing and Career and Technical Education Task Force and Youth Involvement Task Force, and Vice Chairwoman of the Women Mayors Leadership Alliance Task Force with the U.S. Conference of Mayors
- Former Chairwoman and Executive Board Member for Community Leaders of America
- Member of California State Treasurer Fiona Ma's Housing, Economic Development, Jobs, and Opportunity Zone Ad Hoc Committee
- Member of the Southern California Association of Governments (SCAG) Community, Emerging Technologies Committee & Community/Housing Committee
- Member of the San Bernardino Countywide Oversight Board
- Member of the Board of Directors, General Policy Committee, and Transit Committee of the San Bernardino County Transportation Authority
- Trustee, U.S. Conference of Mayor
- Vice Chair, California Association of Local Agency Formation Commissions
- Chair, Local Agency Formation Commission for San Bernardino County
- Lifetime Member of the National Council of Negro Women, Inc.(Inland Empire NCNW)
- Chairwoman of Southern California Water Coalition

Mayor Warren's past service includes various council subcommittees and boards and commissions, such as United States Intergovernmental Trade Commission, the California State Park Commission, Casa Colina Rehabilitation Hospital Board of Directors, and the Upland YMCA Board of Directors.

Mayor Warren earned a Bachelor of Arts degree in Political Science/Urban Studies from Occidental College and an Honorary Doctorate Degree in Theology from Next Dimension Bible College. Ms. Warren is a member of the Water of Life Community Church and has three children and two grandchildren.

Date Received  
**9/5/24 at 12:40 PM**



## Board of Directors

### 2024/2025 Nomination Form

(Must accompany the Candidate Résumé Form)

#### *Nomination to the CALAFCO Board of Directors*

In accordance with the Nominations and Election Procedures of CALAFCO,

Imperial LAFCO of the Southern Region

Nominates Javier Moreno, chair

for the (check one) ☒ City ☐ County ☐ Special District ☐ Public

Position on the CALAFCO Board of Directors to be filled by election at the next Annual Membership Meeting of the Association.

Javier Moreno

[Signature]  
LAFCO Chair

9/5/2024

Date

#### **NOTICE OF DEADLINE**

Nomination Packets must be received by **September 16, 2024** to be considered by the Election Committee.

Send completed nominations to  
[info@calafco.org](mailto:info@calafco.org)

Or, mail to:

CALAFCO Election Committee  
CALAFCO  
1451 River Park Drive, Ste. 185  
Sacramento, CA 95815



## Board of Directors

### 2024/2025 Nomination Form

*(Must accompany the Candidate Résumé Form)*

### *Nomination to the CALAFCO Board of Directors*

In accordance with the Nominations and Election Procedures of CALAFCO,

Orange County LAFCO of the Southern Region

Nominates Derek J. McGregor

for the (check one) ☐ City ☐ County ☐ Special District ☒ Public

Position on the CALAFCO Board of Directors to be filled by election at the next Annual Membership Meeting of the Association.

***See Attached Resolution***

\_\_\_\_\_  
LAFCO Chair

**07-10-2024**

\_\_\_\_\_  
Date

#### **NOTICE OF DEADLINE**

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Or, mail to:

CALAFCO Election Committee  
CALAFCO  
1451 River Park Drive, Ste. 185  
Sacramento, CA 95815

**CP 24-05**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION OF ORANGE COUNTY, CALIFORNIA**  
**NOMINATING COMMISSIONER DEREK J. MCGREGOR TO**  
**THE BOARD OF DIRECTORS OF THE CALIFORNIA**  
**ASSOCIATION OF LOCAL AGENCY FORMATION**  
**COMMISSIONS**

**July 10, 2024**

On motion of Douglass Davert, duly seconded and carried, the following resolution was adopted:

WHEREAS, on May 21, 2024, the Board Election Committee of the California Association of Local Agency Formation Commissions (“CALAFCO”) opened the 2024/25 elections for the CALAFCO Board of Directors; and

WHEREAS, the Local Agency Formation Commission of Orange County (“OC LAFCO”) has been and continues to be an active member of CALAFCO, providing leadership in reinforcing the importance of LAFCO’s role in shaping the future growth and development of the State of California; and

WHEREAS, over the years, a number of past and current OC LAFCO Commissioners have served on the CALAFCO Board of Directors, providing guidance in shaping CALAFCO policies and legislative positions, and providing important policy perspectives from the Southern Region of the State; and

WHEREAS, Commissioner Derek J. McGregor currently serves as the Southern Region Public Member on the CALAFCO Board of Directors, a member of the CALAFCO Legislative and Awards Committees, and Chair of the Southern Region of CALAFCO. Additionally, Commissioner McGregor has served on several other CALAFCO committees, including the annual conference planning and board elections committees and has expressed interest in continuing to represent the Southern Region on the CALAFCO Board of Directors.

WHEREAS, the OC LAFCO Guidelines for Selecting OC LAFCO Voting Delegates provides that the Commission shall appoint voting delegates to participate in elections for the



CALAFCO Board of Directors and other voting matters during the CALAFCO conference in the event that the current Chair, Vice Chair, or Immediate Past Chair is unable to attend the conferences.

NOW, THEREFORE, the Local Agency Formation Commission of Orange County DOES  
HEREBY RESOLVE as follows:

Section 1. Commissioner Derek J. McGregor is hereby nominated for the open Public Member seat on the CALAFCO Board of Directors, representing the Southern Region.

Section 2. Commissioner Derek J. McGregor is hereby appointed to serve as the primary voting delegate, and Commissioner Bruce Whitaker is hereby appointed to serve as the alternate voting delegate for participation in the 2024/25 elections for the CALAFCO Board of Directors and other voting matters during the 2024 CALAFCO Conference.

**Section 3.** The Executive Officer is hereby directed to transmit this resolution and the required nomination and voting delegate forms to the CALAFCO Executive Director and Board Election Committee.

AYES: Douglass Davert, Wendy Bucknum, James Fisler, Derek J. McGregor, Bruce Whitaker,  
Donald P. Wagner

NOES: None

[illegible]

I, Donald P. Wagner, Chair of the Local Agency Formation Commission of Orange County, California, hereby certify that the above and foregoing resolution was duly and regularly adopted by said Commission at a regular meeting thereof, held on the 10<sup>th</sup> day of July, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand this 10<sup>th</sup> day of July, 2024.

Donald P. Wagner  
Chair of the Local Agency Formation  
Commission of Orange County

By: 

Donald P. Wagner



## Board of Directors 2024/2025 Candidate Résumé Form (Complete both pages)

Nominated By: Orange LAFCO Date: 08/05/2024

Region (please check one): ☐ Northern ☐ Coastal ☐ Central ☒ Southern

Category (please check one): ☐ City ☐ County ☐ Special District ☒ Public

Candidate Name Derek J. McGregor

Address OC LAFCO, 2677 N. Main Street, Suite 1050, Santa Ana, CA 92705

Phone Office 949-753-9383 Mobile 949-230-2456

e-mail dmcgregor@dmceng.com

### Personal and Professional Background:

Mr. McGregor is a licensed civil engineer and land surveyor who has owned and operated DMC Engineering, a Civil Engineering and Land Surveying firm since 1987. His career began after graduating from Southern Illinois University with a Bachelor of Science degree in Engineering. On a personal note, he brings more than 30 years of community leadership in helping to keep the South Orange County community he resides in relevant. His community involvement was 30 years with the Trabuco Highlands Community Association (THCA) and 15 years with the Santa Margarita Landscape and Recreation Corporation (SAMLARC), one of the largest master homeowners associations in the state and for which both he served as Board President.

Mr. McGregor's community involvement extends countywide having served on OCTA's Citizen's Oversight Committee and OCTA's Citizen's Advisory and Environmental Oversight Committees.

### LAFCO Experience:

Mr. McGregor was first appointed to Orange County LAFCO in August 2009, and during his tenure, served as the OC LAFCO Chair from 2015 to 2019. Derek has also served on multiple OC LAFCO committees, including the Executive Committee and the Communications and Policies and Procedures Ad Hoc Committees.

### CALAFCO or State-level Experience:

Mr. McGregor served on the CALAFCO Legislative Committee and previously participated on the conference program committee and as a panelist for many conference sessions.

Availability:

Mr. McGregor is available to attend the CALAFCO Board and committee meetings.

Other Related Activities and Comments:

Derek, his wife Debbie and their three children live in Rancho Santa Margarita. Mr. McGregor is actively involved in the community, serving as a youth sports coach for more than 20 years and teaching in after-school programs for more than 17 years.

**NOTICE OF DEADLINE**

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**Send completed nominations to**  
**[info@calafco.org](mailto:info@calafco.org)**

Or, mail to:

CALAFCO Election Committee  
CALAFCO  
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