

COMMISSION MEETING

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

LOCAL AGENCY FORMATION COMMISSION

Wednesday, May 8th, 2024
9:00 a.m.

Room 381-B

Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles 90012

Teleconference/Physical Location *

Compton Unified School District

Executive Conference Room

501 Santa Fe Ave.

Compton CA 90221

*** Members of the public may also participate remotely at this location.**

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

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

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

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: 2532 742 9647 (English)

Password: 782542

OR TO LISTEN VIA WEB AND PROVIDE COMMENT:

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

[MTID=m00f1e900c729a7cc8932c99f86effe7a](https://lacountyboardofsupervisors.webex.com/lacountyboardofsupervisors/j.php?MTID=m00f1e900c729a7cc8932c99f86effe7a)

Password: public

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

The entire agenda package and any meeting related writings or documents provided to a majority of the Commissioners after distribution of the agenda package, unless exempt from disclosure pursuant to California Law, are available at www.lalafco.org

1. CALL MEETING TO ORDER

- a. Commissioner(s) participating remotely: Commissioner Robert Lewis is participating remotely pursuant to Government Code § 54953.(f)(2), as previously authorized by the Commission at its April 10, 2024 Meeting. Commissioner Micah Ali is participating remotely pursuant to Government Code § 54953.(b).
- 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 April 10, 2024.
- b. Approve Operating Account Check Register for the month of April 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). (None.)
- h. Miscellaneous Communications.
- i. Annexation No. 103 to the County Sanitation District No. 20 of Los Angeles County, and consideration of the Environmental Impact Report, as responsible agency.
- j. Annexation No. 443 to the County Sanitation District No. 22 of Los Angeles County, and consideration of the California Environmental Quality Act (CEQA) Exemption, as responsible agency.
- k. Annexation No. 1115 to Santa Clarita Valley Sanitation District of Los Angeles County, and consideration of the Environmental Impact Report, as responsible agency.

7. PUBLIC HEARING(S)

- a. Annexation No. 1107 to Santa Clarita Valley Sanitation District of Los Angeles County and consideration of the Mitigated Negative Declaration, as responsible agency.

8. PROTEST HEARING(S)

- a. None.

9. OTHER ITEMS

- a. None.

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**

June 12, 2024

July 10, 2024

August 14, 2024

15. **ADJOURNMENT**



DRAFT

Voting Members

Donald Dear
Chair

Gerald McCallum
1st Vice-Chair

Margaret Finlay
2nd Vice-Chair

Kathryn Barger
Lindsey Horvath
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Robert Lewis
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www.lalafco.org

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

April 10, 2024

Present:

Donald Dear, Chair

Robert Lewis
Gerard McCallum
John Mirisch

Anthony Bell, Alternate
Wendy Celaya, Alternate
Angie Reyes English, Alternate

Paul Novak, Executive Officer
Miguel Dager, Legal Counsel

Absent:

Kathryn Barger
Margaret Finlay
Lindsey Horvath
John Lee
Francine Oschin

Micah Ali, Alternate
Hilda Solis, Alternate

Vacant:

City of Los Angeles, Alternate Member

1 CALL MEETING TO ORDER

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

The following item was called up for consideration:

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

(None).

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Dear.

3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

(None).

ANNOUNCEMENTS

The Executive Officer (EO) announced that the agenda for today's meeting was posted on the LAFCO website on Tuesday, April 2, 2024; and posted at the Kenneth Hahn Hall of Administration on Tuesday, April 2, 2024; in accordance with State law.

Chair Dear announced that Los Angeles County Supervisor Hilda Solis declared April 10th as Dolores Huerta Day, to commemorate Ms. Huerta's advocacy for equality and civil rights.

4 SWEARING-IN OF SPEAKER(S)

The EO swore-in twenty-six (26) members of the public who planned to testify (attended in a virtual format).

5 PUBLIC COMMENT

(None).

6 CONSENT ITEM(S)

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

- a. Approved Minutes of March 13, 2024.
- b. Approved Operating Account Check Register for the month of March 2024.

- c. Received and filed Update on Pending Proposals.
- d. Received and filed Legislative Update.
- e. Received and filed the Executive Officer's Written Report.
- f. Information Item(s) – Government Code § 56751 (city proposal).

(None).
- g. Received and filed Information Item(s) – Government Code § 56857 (district proposal).
 - i. Annexation No. 2024-04 to the Los Angeles County Waterworks District No. 40, Antelope Valley.
 - ii. Annexation No. 2024-05 to the Los Angeles County Waterworks District No. 40, Antelope Valley.
- h. Miscellaneous Communications (None).
- i. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 440 to the County Sanitation District No. 14 of Los Angeles County; Resolution No. 2024-14RMD.

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

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- a. Annexation No. 1108 to the Santa Clarita Valley Sanitation District of Los Angeles County.

The EO summarized the staff report on this item.

The public hearing was opened to receive testimony on this item.

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

The Commission took the following action:

- Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1108 to the Santa Clarita Valley Sanitation District of Los Angeles County; Resolution No. 2024-15RMD.

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

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- b. Annexation No. 1112 to the Santa Clarita Valley Sanitation District of Los Angeles County.

The EO summarized the staff report on this item.

The EO indicated that staff received two (2) emails and one (1) telephone call from members of the public. Hard copies of those emails were provided to each member of the Commission.

The public hearing was opened to receive testimony on this item.

There being no additional testimony, 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. 1112 to the Santa Clarita Valley Sanitation District of Los Angeles County; Resolution No. 2024-16RMD.

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

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- c. Annexation No. 438 to the County Sanitation District No. 14 of Los Angeles County.

The EO summarized the staff report on this item.

The public hearing was opened to receive testimony on this item.

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

The Commission took the following action:

- Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 438 to the County Sanitation District No. 14 of Los Angeles County; Resolution No. 2024-17RMD.

MOTION: Reyes English (Alt. for Finlay) SECOND: Bell (Alt. for Oschin) APPROVED: 6-0-0

AYES: Bell (Alt. for Oschin), Lewis, McCallum, Mirisch, Reyes English (Alt. for Finlay),
Dear

NOES: None.

ABSTAIN: None.

ABSENT: Barger, Finlay, Horvath, Lee, Oschin

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- d. Recommended Final Budget for Fiscal Year 2024-25.

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

The public hearing was opened to receive testimony on this item.

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

The Commission took the following actions:

- Adopted the Final Budget for Fiscal Year 2024-25; and
- Directed the Executive Officer to transmit the adopted Final Budget to local agencies and other parties, as required by law.

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

8 PROTEST HEARING(S)

(None).

The Commission moved to Agenda Item No. 10.a.

10 REQUESTED POSITION(S) ON LEGISLATION

a. Request to Oppose AB 2986 (Carrillo).

The EO summarized the staff report for this item.

The EO indicated that numerous emails from members of the public were forwarded to the Commissioners, and hard copies of those emails were provided as well.

The public hearing was opened to receive testimony on this item.

Twenty-six (26) members of the public testified (attended in a virtual format) and agreed with the staff recommendation to take an OPPOSE position on AB 2986. The general consensus of the members of the public who testified was:

- Residents of East Los Angeles do not want to incorporate as a new city.
- Each year, costs increase for police, fire, repair to roads, graffiti removal, and solid waste collection. As a new city, the residents of East Los Angeles would be responsible to pay for those increases.
- Many East Los Angeles residents are still recovering financially from the COVID Pandemic; and increase costs for food, gas, and rent due to inflation.
- Becoming a city would mean that residents would pay higher property taxes.
- Incorporation would make it more difficult to construct affordable housing.

Five (5) members of the public testified in Spanish, and the DEO translated their comments into English for the Commission.

There being no additional testimony, the public hearing was closed.

The Commission took the following actions:

- Took an “OPPOSE” position on AB 2986, authorized the Chair to sign letters documenting this position, and directed staff to convey this opposition to legislators, the Governor, and other stakeholders; and
- Authorized the Executive Officer to draft a letter to legislators to recommend limiting the “gut and amend” process.

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

The Commission moved back to Agenda Item No. 9.a.

9 OTHER ITEMS

- a. Commissioner Robert Lewis requests to participate remotely for the May 8, 2024 Meeting, for just cause, related to travel while on official business of the body or another agency, pursuant to Government Code § 54953(f)(2).

The Commission took the following action:

- Approved Commissioner Lewis’ request to participate remotely for the May 8, 2024 Meeting.

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

11 COMMISSIONERS’ REPORT

Commissioner Reyes English indicated that the City of Hawthorne is having a service provider fair on Earth Day (April 20th).

Commissioner Reyes English thanked the members of the public who provided testimony

supporting the Commission recommendation to OPPOSE AB 2986.

12 EXECUTIVE OFFICER'S REPORT

(None).

13 PUBLIC COMMENT

(None).

14 FUTURE MEETINGS

May 8, 2024

June 12, 2024

July 10, 2024

15 ADJOURNMENT

Chair Dear adjourned the meeting at 9:58 a.m.

Respectfully submitted,

Paul Novak, AICP
Executive Officer

12:04 PM

04/30/24

Accrual Basis

LA LAFCO
Register Report
April 2024

Type	Date	Num	Name	Paid Through	Amount	Balance
Apr 24						
Check	04/01/2024	WIRE	TRPF 80 South Lak...		-14,465.49	-14,465.49
Bill Pmt -Check	04/03/2024	11814	CTS Clouds LLC		-1,035.00	-15,500.49
Bill Pmt -Check	04/03/2024	11815	Employment Develo...		-3,839.90	-19,340.39
Bill Pmt -Check	04/03/2024	11816	LACERA-OPEB		-1,817.68	-21,158.07
Bill Pmt -Check	04/03/2024	11817	Los Angeles County...		-600.00	-21,758.07
Bill Pmt -Check	04/03/2024	11818	Meijun		-300.00	-22,058.07
Bill Pmt -Check	04/03/2024	11819	ODP Business Solut...		-100.50	-22,158.57
Bill Pmt -Check	04/03/2024	11820	Quadient Finance U...		-200.00	-22,358.57
Bill Pmt -Check	04/03/2024	11821	Wavelength Automa...		-1,068.00	-23,426.57
Check	04/15/2024	DD	Ambar De La Torre		-2,863.17	-26,289.74
Check	04/15/2024	DD	Douglass S Dorado		-3,918.01	-30,207.75
Check	04/15/2024	DD	Adriana L Flores		-1,472.17	-31,679.92
Check	04/15/2024	DD	Taylor J Morris		-2,518.17	-34,198.09
Check	04/15/2024	DD	Paul A Novak		-6,935.48	-41,133.57
Check	04/15/2024	DD	Alisha O'Brien		-2,817.58	-43,951.15
Check	04/15/2024	DD	Adriana Romo		-4,859.97	-48,811.12
Check	04/15/2024	DD	Federal Tax Deposit		-6,225.46	-55,036.58
Check	04/15/2024	DD	State Income Tax		-1,913.34	-56,949.92
Bill Pmt -Check	04/17/2024	11823	Allied Public Risk		-8,098.00	-65,047.92
Bill Pmt -Check	04/17/2024	11824	Canon Financial Ser...		-222.93	-65,270.85
Bill Pmt -Check	04/17/2024	11825	Charter Communica...		-449.91	-65,720.76
Bill Pmt -Check	04/17/2024	11826	Eide Bailly		-213.75	-65,934.51
Bill Pmt -Check	04/17/2024	11827	FedEx		-75.87	-66,010.38
Bill Pmt -Check	04/17/2024	11828	Meijun		-300.00	-66,310.38
Bill Pmt -Check	04/17/2024	11829	ODP Business Solut...		-1,384.34	-67,694.72
Bill Pmt -Check	04/17/2024	11830	RSG, Inc.		-1,136.25	-68,830.97
Bill Pmt -Check	04/17/2024	11831	Yvonne Green CPA		-262.50	-69,093.47
Bill Pmt -Check	04/17/2024	11832	FedEx		-54.42	-69,147.89
Bill Pmt -Check	04/17/2024	11833	Wells Fargo-Elite C...		-1,829.26	-70,977.15
Bill Pmt -Check	04/22/2024	11834	ATT		-264.16	-71,241.31
Bill Pmt -Check	04/22/2024	11835	Daily Journal		-180.00	-71,421.31
Bill Pmt -Check	04/22/2024	11836	The Lincoln National		-331.13	-71,752.44
Check	04/30/2024	DD	Federal Tax Deposit		-6,386.15	-78,138.59
Check	04/30/2024	DD	State Income Tax		-1,913.34	-80,051.93
Check	04/30/2024	DD	Ambar De La Torre		-2,863.18	-82,915.11
Check	04/30/2024	DD	Douglass S Dorado		-3,918.01	-86,833.12
Check	04/30/2024	DD	Adriana L Flores		-1,472.16	-88,305.28
Check	04/30/2024	DD	Taylor J Morris		-2,518.17	-90,823.45
Check	04/30/2024	DD	Paul A Novak		-7,068.86	-97,892.31
Check	04/30/2024	DD	Alisha O'Brien		-2,817.57	-100,709.88
Check	04/30/2024	DD	Adriana Romo		-4,840.14	-105,550.02
Check	04/30/2024	DD	Anthony E Bell		-138.53	-105,688.55
Check	04/30/2024	DD	Wendy Celaya		-138.53	-105,827.08
Check	04/30/2024	DD	Donald Dear		-138.53	-105,965.61
Check	04/30/2024	DD	Angie R English		-138.52	-106,104.13
Check	04/30/2024	DD	Robert W Lewis		-138.53	-106,242.66
Check	04/30/2024	DD	Gerard McCallum II		-138.53	-106,381.19
Check	04/30/2024	DD	John A Mirisch		-138.53	-106,519.72
Bill Pmt -Check	04/30/2024	11837	LACERA		-21,876.62	-128,396.34
Bill Pmt -Check	04/30/2024	11838	County Counsel		-7,781.00	-136,177.34
Bill Pmt -Check	04/30/2024	11839	ODP Business Solut...		-129.27	-136,306.61
Bill Pmt -Check	04/30/2024	11840	Quadient Finance U...		-200.00	-136,506.61
Bill Pmt -Check	04/30/2024	11841	Registrar-Recorder/...		-375.00	-136,881.61
Bill Pmt -Check	04/30/2024	11842	SP Plus Corporation		-630.00	-137,511.61
Bill Pmt -Check	04/30/2024	11844	FedEx		-25.00	-137,536.61
Bill Pmt -Check	04/30/2024	11843	FedEx		-104.28	-137,640.89
					-137,640.89	-137,640.89

Apr 24

AGENDA ITEM NO. 6.c. May 8th, 2024						
PENDING PROPOSALS As of April 29, 2024						
	LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
1	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	5/16/2006	Unknown
2	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 homes.	Incomplete application. Email dated 1-30-13 waterworks stopped working on TTR, no water commitment. Emailed applicant 2-6-23	10/5/2006	Unknown
3	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	12/1/2006	Unknown
4	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	9/22/2008	Unknown
5	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.	6/9/2010	Unknown
6	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.	10/25/2010	Unknown
7	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.	12/10/2014	Unknown
8	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.	11/2/2015	Unknown
9	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.	2/22/2016	Unknown
10	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	7/10/2017	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 Charlene, 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.	Continued to a date to be determined, not to exceed the October 9, 2024 Commission meeting.	11/29/2021	Unknown
20	DD	Annexation No. 2021-09 to the City of Whittier	City of Whittier	58± acres of inhabited territory. The affected territory is located along Whittier Blvd. between interstate 605 and Sorensen Ave, adjacent to the City of Whittier.	Notice of Filing sent 12-22-21 Incomplete Filing; property tax transfer resolution, limiting addresses map and list, approved map and geographic description, and BOE fees	12/13/2021	Unknown

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
21	DD	Reorganization No. 2019-04 to the City of La Verne	Saint George Properties, LLC	19.44± acres of uninhabited territory. The affected territory is located north of Baseline Road and Japonica Avenue, adjacent to the City of La Verne.	agneda February 14, 2024	12/21/2021	Mar-2024
22	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, zoning ordinance, and BOE fees	12/29/2021	Unknown
23	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. Notice of Filing sent not sent.	9/27/2022	Unknown
24	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.	Need better map and geographic description to start. Incomplete filing: property tax transfer resolution, NOD, LLC documentation, approved map and geographic description.	9/29/2022	Unknown
25	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1107	Los Angeles County Sanitation Districts	9.68 acres of uninhabited territory. The affected territory is located on the west side of Sierra Highway at Soledad Canyon Road, all within the City of Santa Clarita.	Agenda- May 8, 2024	10/13/2022	Jul-2024
26	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1108	Los Angeles County Sanitation Districts	4.41 acres of uninhabited territory. The affected territory is located on the east side of Alderbrook Drive approximately 100 feet north of Oak Orchard Road, all within the city of Santa Clarita.	Agenda- April 10, 2024	10/13/2022	Jun-24
27	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
28	AD	Annexation 439 to District no. 22	Los Angeles County Sanitation Districts	4.29 acres of uninhabited territory. The affected territory is located on Winston Avenue approximately 200 feet south of Lemon Avenue, all within the City of Bradbury.	Notice of Filing Sent 10-25-22 Incomplete filing: property tax transfer resolution.	10/13/2022	Unknown
29	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
30	AD	Annexation 437 to District no. 14	Los Angeles County Sanitation Districts	1.257 acres of uninhabited territory. The affected territory is located on the southeast corner of Market Street and Enterprise Parkway, all within the City of Lancaster.	Notice of Filing Sent 03-08-23 Incomplete filing: property tax transfer resolution.	1/23/2023	Unknown
31		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
32	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1115	Los Angeles County Sanitation Districts	62.093 acres of uninhabited territory. The affected territory is located on the south side of Bouquet Canyon Road north of Nickie Lane, all within the City of Santa Clarita.	Agenda- May 8, 2024	4/4/2023	Jul-2024
33	AD	Annexation 443 to District no. 22	Los Angeles County Sanitation Districts	39.61 acres of uninhabited territory. The affected territory is located at the northern terminus of Hilltop Drive approximately 120 feet east of Ridge View Drive, all within Unincorporated Los Angeles County.	Agenda- May 8, 2024	4/6/2023	Jul-2024
34	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, CEQA.	4/24/2023	Unknown

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
35	AOB	Annexation No. 2023-03 to the Los Angeles County Waterworks District No. 40, Antelope Valley	San Yu Enterprises (NorthPoint Development)	160 acres of uninhabited territory. The affected territory is generally located at the intersection of 20th Street West and Avenue F, all within the unincorporated County territory.	Notice of Filing Sent 05-09-23 Incomplete filing: property tax transfer resolution, CEQA, approved map and geographic description.	5/4/2023	Unknown
36	AOB	Annexation No. 2023-05 to the Los Angeles County Waterworks District No. 40, Antelope Valley	NP AVLC FoxField Building 2 llc (NorthPoint Development)	38 acres of uninhabited territory. The affected territory is located at the corner of West Avenue G and 45th Street West, all within the City of Lancaster	Notice of Filing Sent 06-08-23 Incomplete filing: property tax transfer resolution, CEQA.	5/31/2023	Unknown
37	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: TTR, pre-zoning, party disclosure, limiting addresses, radius map, mailing labels	5/31/2003	Unknown
38	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1112	Los Angeles County Sanitation Districts	1.15 acres of uninhabited territory. The affected territory is located on the northeast corner of Church Street and Cherry Drive, all within unincorporated Los Angeles County.	Agenda- April 10, 2024	5/30/2023	Jun-2024
39	AD	Annexation 438 to District no. 14	Los Angeles County Sanitation Districts	121.46 acres of uninhabited territory. The affected territory is located on the southeast corner of 10th Street West and Avenue M/Columbia Way, all within the City of Palmdale.	Agenda- April 10, 2024	5/30/2023	Jun-2024
40	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
41	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
42	AD	Annexation 440 to District no. 14	Los Angeles County Sanitation Districts	1.26 acres of uninhabited territory. The affected territory is located on the north side of Avenue L approximately 500 feet west of 50th Street West, all within unincorporated Los Angeles County.	Agenda- April 10, 2024	5/30/2023	Jun-2024
43	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.	Notice of Filing sent 6/8/23 Incomplete filing: property tax transfer resolution is missing.	5/30/2023	Unknown
44	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.	Notice of Filing sent 06/14/23. Incomplete filing: property tax transfer resolution is missing.	6/1/2023	Unknown
45	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.	Notice of Filing sent 06/14/23. Incomplete filing: property tax transfer resolution is missing.	6/1/2023	Unknown
46	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
47	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.	Notice of Filing sent 06/14/23. Incomplete filing: property tax transfer resolution is missing.	6/1/2023	Unknown
48	AD	Annexation 771 to District no. 21	Los Angeles County Sanitation Districts	5.73 acres of uninhabited territory. The affected territory is located on the south side of Amherst Street approximately 200 feet west of Williams Avenue, all within the City of La Verne.	Notice of Filing sent 07-18-23 Incomplete filing: property tax transfer resolution is missing.	6/21/2023	Unknown
49	AD	Annexation 444 to District no. 22	Los Angeles County Sanitation Districts	0.3 acres of uninhabited territory. The affected territory is located north of Covina Hills Rd and approximately 350 feet west of San Joaquin Rd, all within the City of Covina.	Notice of Filing sent 07-18-23 Incomplete filing: property tax transfer resolution is missing.	6/21/2023	Unknown
50	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.	6/21/2023	Unknown

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
51	AOB	Out-Of-Agency Service Agreement No. 2023-12 (Paradise Ranch Mobile Home Park)	Paradise Ranch, LLC	24 acres of uninhabited territory. The affected territory is located east of Interstate 5 Freeway at Templin Highway Exit, in the unincorporated territory of Castaic.	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.	6/26/2023	Unknown
52	AOB	Annexation No. 2023-09 to the Los Angeles County Waterworks District No. 40, Antelope Valley	AV Lands, LLC and Reitzell Jeanie MLR Trust (NorthPoint Development)	39 acres of uninhabited territory. The affected territory is located west of State Route 14, north of Avenue G, and 30th Street West, all within the City of Lancaster.	Notice of Filing sent 7-13-23 Incomplete filing: property tax transfer resolution, CEQA.	6/26/2023	Unknown
53	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
54	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
55	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
56	AD	Annexation 103 to District no. 20	Los Angeles County Sanitation Districts	238 acres of uninhabited territory. The affected territory is located on the south side of Elizabeth Lake Road at Ranch Center Drive and north of Avenue S at Westland Drive, all within the City of Palmdale.	Agenda- May 8, 2024	6/28/2023	Jul-2024
57	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1113	Los Angeles County Sanitation Districts	4.32 acres of uninhabited territory. The affected territory is located on the west side of Sierra Highway, approximately 600 feet south of Newhall Avenue, all within the City of Santa Clarita.	Notice of Filing sent 7-18-23 Incomplete filing: property tax transfer resolution is missing.	6/28/2023	Unknown
58	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1121	Los Angeles County Sanitation Districts	39.42 acres of uninhabited 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.	Notice of Filing sent 7-18-23 Incomplete filing: property tax transfer resolution is missing.	6/28/2023	Unknown
59	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.	Notice of Filing sent 7-18-23 Incomplete filing: property tax transfer resolution is missing.	6/28/2023	Unknown
60	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.	Notice of Filing sent 7-18-23 Incomplete filing: property tax transfer resolution is missing.	6/28/2023	Unknown
61		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
62	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

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
63	DD	Formation No. 2023-11 of the Lower San Gabriel River Recreation and Park District	City of Pico Rivera	32,000 acres of uninhabited 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
64	AD	Annexation 772 to District no. 21	Los Angeles County Sanitation Districts	11.55 acres of uninhabited territory. The affected territory is generally located on the northeast corner of Brea Canyon Cutoff Rd approximately 200 feet South of Collima Rd, all within the unincorporated Los Angeles County.	Notice of Filing sent 09-07-23 Incomplete filing: property tax transfer resolution is missing.	9/5/2023	Unknown
65	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
66	AOB	Annexation No. 2023-14 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Apple Valley Land Fund, LLC and NP AV Logistics Center LP (NorthPoint Development)	157 acres of uninhabited territory. The affected territory is located at the southwest corner of Avenue F and 10th Street West, all within unincorporated Los Angeles County.	Notice of Filing sent 12-13-2023 Incomplete filing: property tax transfer resolution, CEQA, approved map and description.	11/13/2023	Unknown
67	AOB	Annexation No. 2023-16 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Cook Bros., Sierra Highway & Ave D, LLC; Antelope Terra, LLC; and Bayshore, LLC. (NorthPoint Development)	433 acres of uninhabited territory. The affected territory is located at the southwest corner of Sierra Highway and Avenue D, all within the City of Lancaster.	Notice of Filing sent 01-16-24 Incomplete filing: property tax transfer resolution, CEQA, approved map and description.	12/21/2023	Unknown
68	AD	Annexation 446 to District no. 14	Los Angeles County Sanitation Districts	40.22 acres of uninhabited territory. The affected territory is located on the northeast corner of West Avenue G and 45th Street West, all within the City of Lancaster.	Notice of Filing sent 02-08-24 Incomplete filing: property tax transfer resolution is missing.	2/5/2024	Unknown
69	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. Notice of Filing sent TBD	2/5/2024	Unknown
70	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: property tax transfer resolution, approved map and description, working on behalf of letter.	3/12/2024	Unknown
71	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 TBD Incomplete filing: property tax transfer resolution, approved map and description, working on behalf of letter.	3/18/2024	Unknown
72	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
73	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
74	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
75	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

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
76	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
77	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
78	AD	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
79	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
80	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1133	Los Angeles County Sanitation Districts	15.47 acres of uninhabited territory. The affected territory is located north of Placerita Canyon Road, east of Aden Avenue, and west of Oakcreek Avenue, all within the City of Santa Clarita.	Notice of Filing sent 04-30-23 Incomplete filing; property tax transfer resolution is missing.	4/15/2024	Unknown

Staff Report

May 8, 2024

Agenda Item No. 6.d.

Legislative Update

This update reflects the status of legislation as of the date of the posting of the agenda. Staff will orally update the Commission at today's meeting concerning developments, if any, since the drafting of this update.

Legislation: The following bills may be of interest to the Commission (updates from last month's update are in bold type):

- **AB 3277 (Assembly Local Government Committee):** 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. **On April 11, 2024, the ALGC unanimously (9-0) approved AB 3277. AB 3277 is pending before the Assembly Appropriations Committee.**

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

- **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 the action or determination by the LAFCO. **On March 20th, the Senate Local Government Committee unanimously approved SB 1209; the bill is pending before the full Senate. CALAFCO representatives are working with interested stakeholders in an effort to address their concerns.**

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

- **AB 2986 (Carrillo, Wendy):** AB 2986, as originally introduced on February 16, 2024, addressed affordable housing and the Los Angeles County Affordable Housing Solutions Agency (LACAHS). On March 21, 2024, the Assemblymember amended her bill (a "gut and amend") to eliminate all provisions relating to housing, and instead refocus the bill on incorporation or the establishment of special districts for unincorporated East Los Angeles. The bill, if it becomes law, would require LAFCO to establish an 11 member task force which would hold quarterly community meeting to discuss and report back to the Legislature by December 1, 2026, on the impacts of incorporation or the establishment of special districts. **On April 23, 2024, Assemblymember Carrillo asked the Assembly Local Government Committee to consider an amended version of AB 2986 (not yet available in print) that would make AB 2986 "contingent upon an appropriation by the Legislature in an amount sufficient to reimburse the LALAFCO for its costs to implement this section."**

AB 2986 (continued)

On April 24, 2024, the Assembly Local Government Committee approved AB 2986 (8 ayes, 1 abstention).

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

- **AB 805 (Arambula):** 1/22/2024: Gutted and amended. No longer addresses consolidation of waste water systems but, rather, As amended on January 22, 2024, AB 805 would set up a program in which the State of California Water Resources Control Board (Board) would be authorized to order a sewer service provider serving a disadvantaged community to retain an administrator approved by the Board for administrative, technical, operational, legal, or managerial services to assist the sewer service provider with provision of adequate sewer service. The California Association of Local Agency Formation Commissions (CALAFCO) is seeking an amendment requiring the Board to consult with the local LAFCO regarding the system. The Assembly approved AB 805 on January 30, 2024, and sent the bill to the Senate. The Bill is with the Senate Rules Committee, awaiting assignment to a policy committee.

Commission Position: (NONE TAKEN)

Attachments:

- April 10, 2024 Letter of Opposition to AB 2986

Recommended Action:

Staff recommends that the Commission:

1. Receive and file the Legislative Update.

LAFCO

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.lafco.org

April 10, 2024

The Honorable Wendy Carrillo
Assemblywoman, District 52
California State Assembly
State Capitol, Room 5620
1021 O Street
Sacramento, CA 95814

Subject: ***Oppose AB 2986***

Dear Assembly Member Carrillo:

At its meeting this morning on April 10, 2024, the Local Agency Formation Commissions for the County of Los Angeles (LA LAFCO) voted to oppose your bill, Assembly Bill 2986. Were it to become law, this bill would require LAFCO to establish an 11-member task force which would hold quarterly community meeting to discuss the impacts of city incorporation for unincorporated East Los Angeles, and report back to the Legislature by December 1, 2026.

LAFCO respectfully raises the following concerns about AB 2986:

- **Cost:** The effort would require a substantial commitment of time, resources, and costs for staff (estimated at \$100,000) and legal counsel (estimated at \$200,000); LAFCO would need to hire a financial consultant (estimated at \$300,000); and there are additional costs for public outreach, notice, and documentation (estimated at \$150,000). (NOTE: Separate from LAFCO's costs, AB 2986 would require that Los Angeles County incur significant costs to provide comprehensive financial data solicited from all County departments for LAFCO to analyze).
- **Funding:** Because AB 2986 provides no funding for its implementation, the bill is an unfunded mandate placed upon LAFCO, and one which could only be financed by increasing annual assessments on the County of Los Angeles, the eighty-eight (88) cities in Los Angeles County, and the fifty-one (51) independent special districts in Los Angeles County.
- **Diversion of Resources:** The effort would divert staff and legal resources from addressing an existing backlog of proposals (applications), as well as the start of a five-year process to draft MSRs and SOI Updates for 72 cities and 65 special districts.

- Outcome: This would be the fourth time a proposal to incorporate East Los Angeles has been filed with LAFCO: two were defeated by the voters (1961 and 1975), one did not garner the required number of petition signatures (1963), and one was denied by the Commission (2012). The 2012 proposal documented that a new City of East Los Angeles would not be economically viable, as the new city would face a shortfall of \$19 million in its first year. There is no evidence available now to demonstrate that a future cityhood effort would yield a different outcome.
- Stakeholder Interest: Since the denial of cityhood incorporation for East Los Angeles in 2012, no East Los Angeles stakeholder has contacted LAFCO about a potential city incorporation.

For the reasons stated herein, **LA LAFCO opposes AB 2986.**

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

Thank you for your consideration of our input concerning AB 2986.

Sincerely,



Donald L. Dear
Chair

Copy to: Jimmy McDonald, Assembly Local Government Committee
Anton Favorini-Csorba, Senate Local Government committee
René LaRoche, Executive Director, California Association of Local Agency
Formation Commissions (CALAFCO)

Staff Report

May 8, 2024

Agenda Item No. 6.e.

Executive Officer's Written Report

The Executive Officer reports the following:

- **CALAFCO 2024 Staff Workshop:** Four employees attended the CALAFCO 2024 Staff Workshop (April 24-26) in Pleasanton. Two staff-members participated in general sessions: LAFCO Deputy Executive Officer Adriana Romo was a panelist on “Trust Me – What’s the Big Deal About Trust,” where she spoke about inter-agency cooperation during the dissolution of the former Sativa County Water District; and Executive Officer Paul Novak was a “contestant” in the “LAFCO Trivia” session, along with executive officers from Humboldt LAFCO and Ventura LAFCO.

Staff Recommendation:

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

Staff Report

May 8, 2024

Agenda Item No. 6.i.

Annexation No. 103 to the County Sanitation District No. 20 of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	390.949± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 20 of Los Angeles County (District)
Resolution:	June 8, 2023
Application Filed with LAFCO:	June 28, 2023
Certificate of Filing	April 23, 2024
Location:	The affected territory is located on the south side of Elizabeth Lake Road at Ranch Center Drive and north of Avenue S at Westland Drive.
City/County:	City of Palmdale.
Affected Territory:	The affected territory is residential. The territory consists of 553 proposed single-family homes. The topography is flat.
Surrounding Territory:	Surrounding territory is residential and vacant.
Landowner:	RDR Development Holdings LLC.
Registered Voters:	Zero (0) registered voters as of August 16, 2022.
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. 20 of Los Angeles County.

Within SOI: Yes. The affected territory is within the County Sanitation District No. 20 Sphere of Influence (SOI).

Waiver of Public 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 notice and hearing within ten (10) days following the mailed notice; and all owners of land within the affected territory have given their written consent to the proposal. Staff has therefore agendaized the Proposal on the Commission "Consent Item(s)" portion of the Agenda as Agenda Item 6.i.

California Environmental Quality Act (CEQA) Clearance: The California Environmental Quality Act (CEQA) clearance is an Environmental Impact Report (EIR) certified and adopted by the City of Palmdale, as lead agency, on February 27, 1992. The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation. A copy of the EIR can be found at <https://lalafo.org/wp-content/uploads/documents/Ritter%20Ranch%20Final%20EIR-20-103.pdf>

Additional Information: None.

CERTIFICATE OF FILING

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

Upon reviewing the proposal for completeness, and pursuant to the requirements of Government Code § 56658, the Executive Officer issued the COF to the applicant on April 23, 2024. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, May 8, 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 August 16, 2022.

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

The estimated future population is 1,383 residents.

The affected territory is 390,949+/- acres. The affected territory is residential. The territory consists of 553 proposed single-family homes.

The assessed valuation is \$2,435,583 as of August 16, 2022.

The per capita assessed valuation is \$65,523.22.

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 nearest populated areas are 6,000 feet to the north and 6,000 feet to the southeast of 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 553 single-family homes which requires organized governmental services. The affected territory will require governmental services indefinitely.

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 on 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 land 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.

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 Association of 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 Aerospace Hwy (SR 14), which is approximately 7.5 miles east of the affected territory.

h. Consistency with Plans:

The proposal is consistent with the existing City's General Plan designation of Non-Urban 1.

The proposal is consistent with the existing City's Specific Plan designation of Ritter Ranch Specific Plan.

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. 20 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 local 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 Palmdale Water Reclamation Plant 2025 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 Antelope Valley East Kern Water Agency which is the local water purveyor.

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 553 proposed single-family homes.

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 Non-Urban 1.

The proposal is consistent with the existing City's zoning designation of Light Agricultural (A-2-2).

p. Environmental Justice:

All of the owners of real property within the affected territory have 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 representations on exclusions of peoples of any race, culture, income and/or national origins with respect to the location of public facilities and public services, to ensure a healthy environment for all people such that the effects of the pollution are not disproportionately borne by any particular populations or communities.

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

q. Hazard Mitigation Plan:

The City of Palmdale Hazard Mitigation Plan (revised September 30, 2016) 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 (updated July 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 district annexation.

(1) Interest of 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 of 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 (CEQA) clearance is an Environmental Impact Report (EIR) certified and adopted by the City of Palmdale, as lead agency, on February 27, 1992. The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation.

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.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the County Sanitation District No. 20 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. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 103 to the County Sanitation District No. 20 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. 103 TO THE COUNTY SANITATION DISTRICT NO. 20
OF LOS ANGELES COUNTY"**

WHEREAS, the County Sanitation District No. 20 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 Palmdale (City); and

WHEREAS, the proposed annexation consists of approximately 390.949± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 103 to the County Sanitation District No. 20 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 553 proposed single-family homes; and

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

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

WHEREAS, the Executive Officer set the item for consideration for May 8, 2024 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on May 8, 2024, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 103 to the County Sanitation District No. 20 of the Los Angeles County (District), 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 February 27, 1992 for the project described therein (project); certifies that the Commission has independently reviewed and considered the information contained in the Final Environmental Impact Report and reached its own conclusions regarding the environmental effects of the Commission's approvals related to the project as shown in the Final Environmental Impact Report; adopts the mitigation monitoring program, as applicable, finding that the mitigation monitoring program is adequately designed to ensure compliance with the mitigation measures during project implementation as applicable to the responsible agency; 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 of Fact

and Statement of Overriding Considerations, which findings and statement are adopted and incorporated herein by reference as applicable.

2. Pursuant to Government Code § 56662(a), the Commission hereby finds and determines that:

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

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

3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.

4. The affected territory consists of 390.949± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 103 to the County Sanitation District No. 20 of Los Angeles County".

5. Annexation No. 103 to the County Sanitation District No. 20 of Los Angeles County is hereby approved, subject to the following terms and conditions:

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

extension of time for that completion.

- e. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
 - f. The regular County assessment roll shall be utilized by the District.
 - g. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
 - h. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
 - i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.
 - j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 20 of Los Angeles County.
7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.

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

PASSED AND ADOPTED this 8th day of May 2024.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

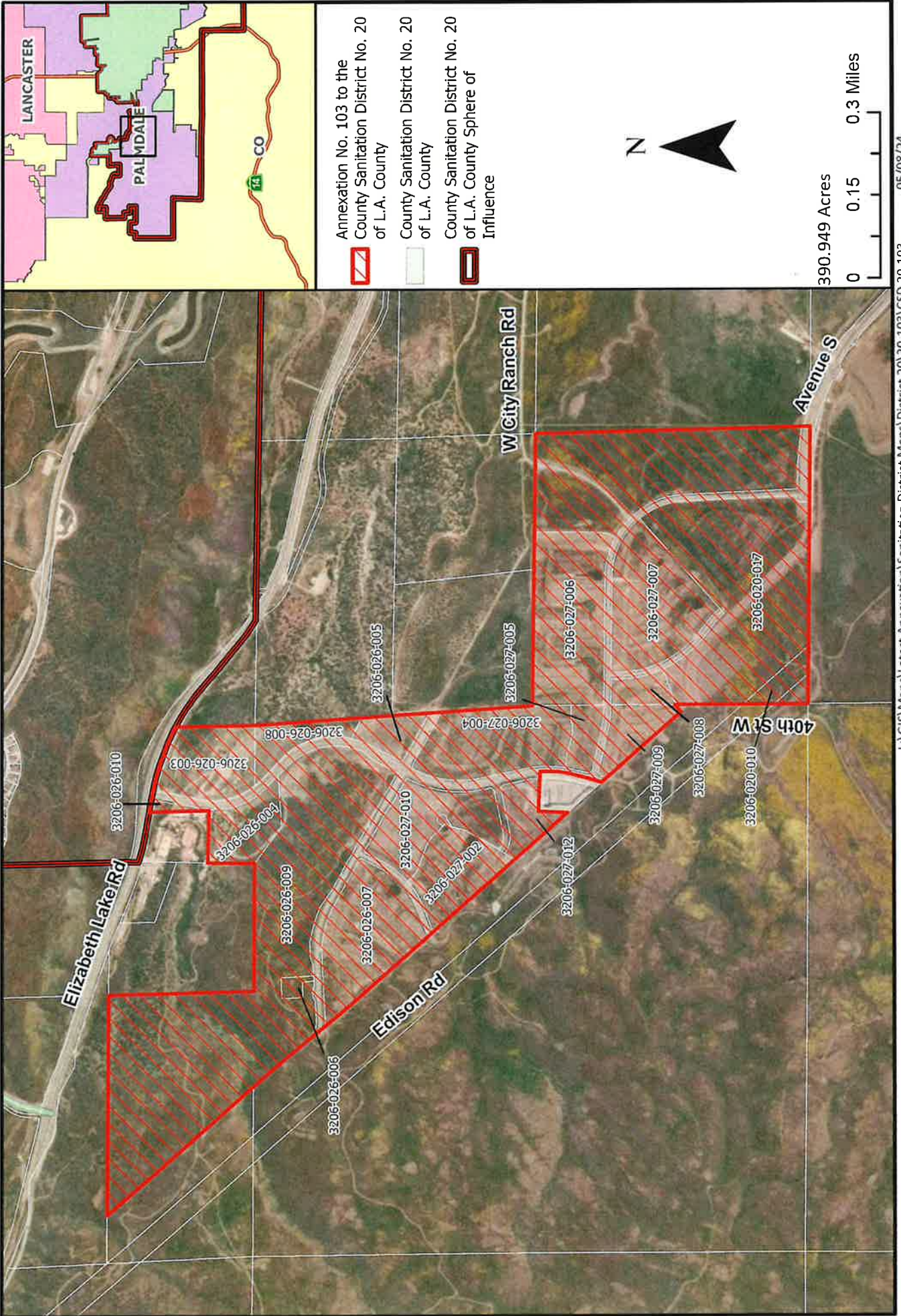
**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**

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

LAFCO

Local Agency Formation Commission
for the County of Los Angeles

Annexation No. 103 to the County Sanitation District No. 20 of L.A. County



Staff Report

May 8, 2024

Agenda Item No. 6.j.

Annexation No. 443 to the County Sanitation District No. 22 of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	39.61± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 22 of Los Angeles County (District)
Resolution:	March 22, 2023
Application Filed with LAFCO:	April 5, 2023
Certificate of Filing	April 23, 2024
Location:	The affected territory is located on the northern terminus of Hilltop Drive approximately 120 feet east of Ridge View Drive.
City/County:	Los Angeles County unincorporated territory (East Azusa).
Affected Territory:	The affected territory is residential. The territory consists of one (1) proposed single-family home. The topography is flat.
Surrounding Territory:	Surrounding territory is agricultural and residential.
Landowner:	Vasquez Ranch LLC
Registered Voters:	Two (2) registered voters as of April 12, 2022.
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. 22 of Los Angeles County.

Within SOI: Yes. The affected territory is within the County Sanitation District No. 22 Sphere of Influence (SOI).

Waiver of Public 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 notice and hearing within ten (10) days following the mailed notice; and all owners of land within the affected territory have given their written consent to the proposal. Staff has therefore agendaized the Proposal on the Commission “Consent Item(s)” portion of the Agenda as Agenda Item 6.j.

California Environmental Quality Act (CEQA) Clearance: The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation, and in its independent judgment on the record determines that the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(b) because the annexation consists of an individual small parcel of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures. A Categorical Exemption was adopted by the County Sanitation District No. 22 of Los Angeles County, as lead agency, on March 22, 2023.

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 April 23, 2024. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, May 8, 2024.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668:

a. Affected population, territory and adjacent areas:

The existing population is zero (0) resident as of April 12, 2022.

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

The estimated future population is six (6) residents.

The affected territory is 39.61+/- acres. The affected territory is residential. The territory consists of one (1) proposed single-family home.

The assessed valuation is \$736,877 as of April 12, 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 to the south and west and it is vacant to the north and east.

The affected territory is likely to experience modest 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 includes one (1) proposed single-family home which requires 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 on 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 land 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.

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 Association of 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 San Gabriel Canyon Road (SR39), which is approximately 800 feet west of the affected territory.

h. Consistency with Plans:

The proposal is consistent with the existing County's General Plan designation of Rural Land 20 (RL20).

The affected territory is not within the boundaries of any Specific Plan.

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. 22 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 local 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 San Gabriel Valley Municipal Water Company 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 County's General Plan designation of Rural Land 20 (RL20).

The proposal is consistent with the existing County's zoning designation of Light Agricultural (A-1).

p. Environmental Justice:

The owners of real property within the affected territory have 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 representations on exclusions of peoples of any race, culture, income and/or national origins with respect to the location of public facilities and public services, to ensure a healthy environment for all people such that the effects of the pollution are not disproportionately borne by any particular populations or communities.

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

q. Hazard Mitigation Plan:

The County of Los Angeles All-Hazard Mitigation Plan (approved May 18, 2020) 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 (adopted July 12, 2022) addresses reduction of the potential risk of death, injuries, and economic damages resulting from natural and man-made hazards.

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

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

a) District Annexation or City Detachment:

The proposed action involves a district annexation.

(1) Interest of 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 of 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 Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation, and in its independent judgment on the record determines that the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(b) because the annexation consists of an individual small parcel of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures.

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.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the County Sanitation District No. 22 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. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 443 to the County Sanitation District No. 22 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. 443 TO THE COUNTY SANITATION DISTRICT NO. 22
OF LOS ANGELES COUNTY"**

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

WHEREAS, the proposed annexation consists of approximately 39.61± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 443 to the County Sanitation District No. 22 of Los Angeles County "; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for one (1) proposed single-family home; and

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

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

WHEREAS, the Executive Officer set the item for consideration for May 8, 2024 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on May 8, 2024, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

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

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

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

3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.

4. The affected territory consists of 39.61± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 443 to the County Sanitation District No. 22 of Los Angeles County".

5. Annexation No. 443 to the County Sanitation District No. 22 of Los Angeles County is hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.

- b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.

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

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

- j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 22 of Los Angeles County.
7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
8. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*
9. Pursuant to Government Code § 56883, the Executive Officer may make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

PASSED AND ADOPTED this 8th day of May 2024.

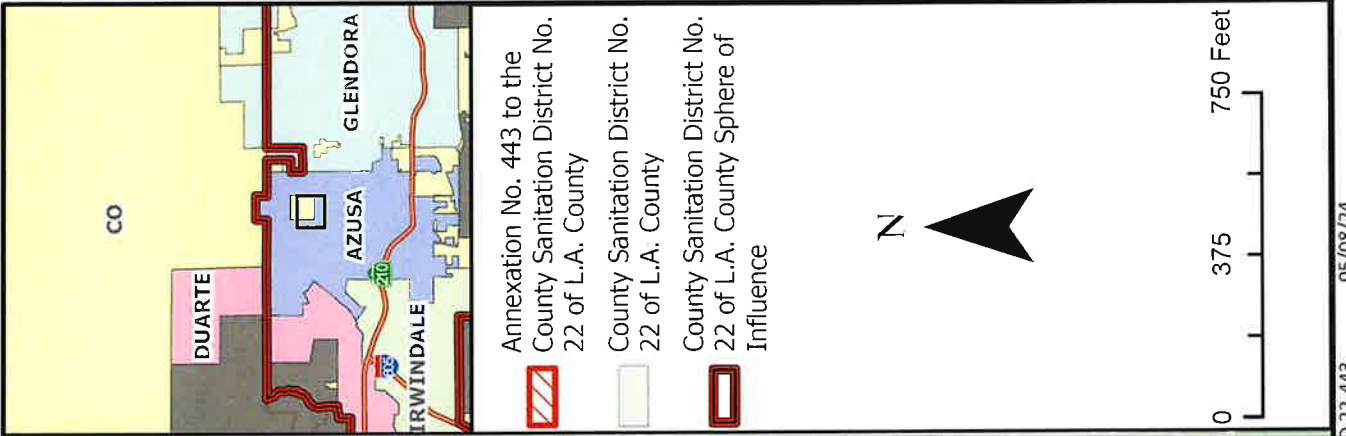
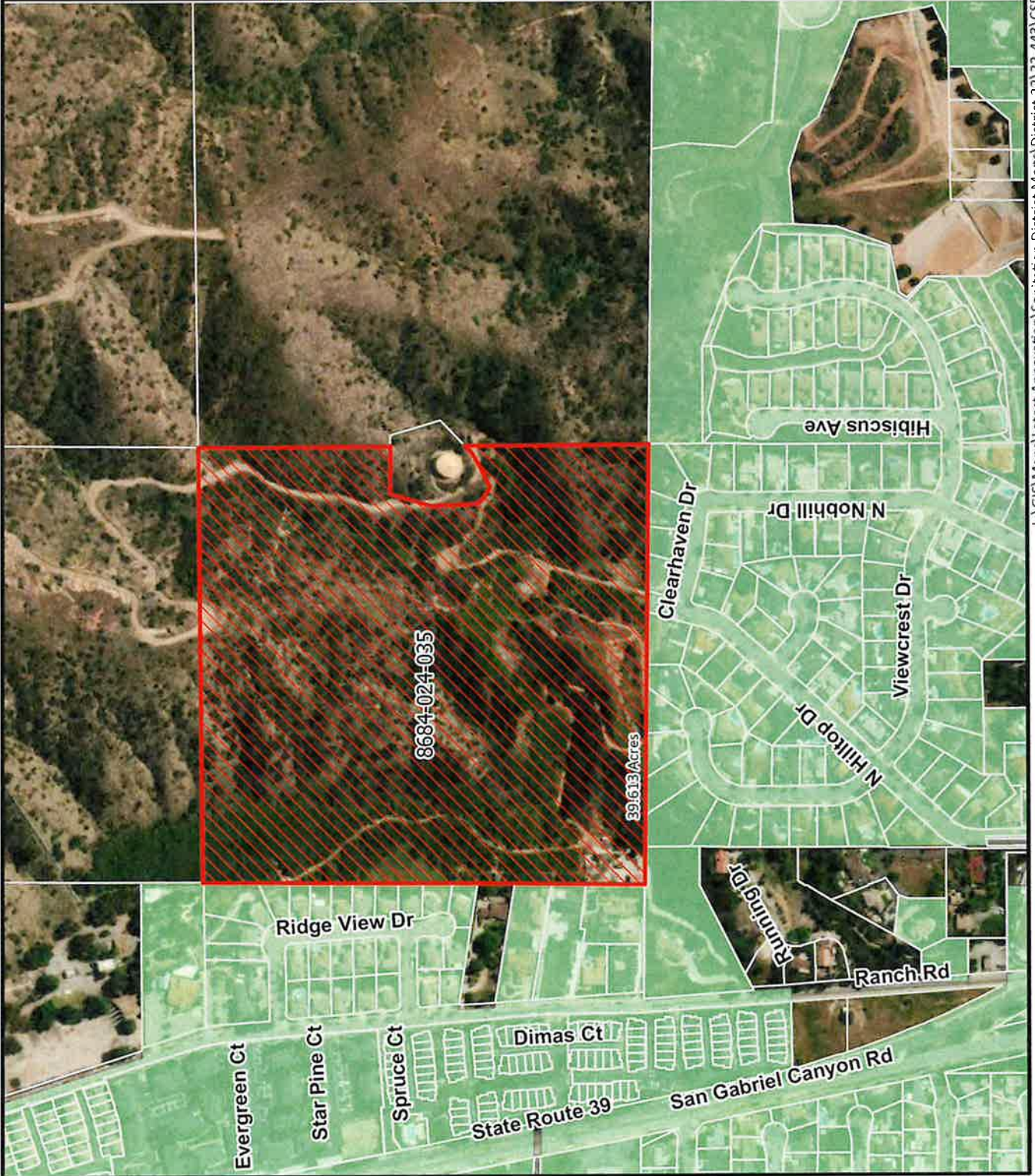
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**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**

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

LAFCO Annexation No. 443 to the L.A. County Sanitation District No. 22

Local Agency Formation Commission
for the County of Los Angeles



Staff Report

May 8, 2024

Agenda Item No. 6.k.

Annexation No. 1115 to the Santa Clarita Valley Sanitation District of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	62.093± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution:	March 20, 2023
Application Filed with LAFCO:	April 3, 2023
Certificate of Filing	April 23, 2024
Location:	The affected territory is located on the south side of Bouquet Canyon Road north of Nickie Lane.
City/County:	City of Santa Clarita.
Affected Territory:	The affected territory is vacant. The territory consists of 196 proposed single-family homes and 175 proposed condominiums. The topography is slightly hilly.
Surrounding Territory:	Surrounding territory is vacant, residential and open space.
Landowner:	Lennar Homes of Ca, Inc.
Registered Voters:	Zero (0) registered voter as of March 20, 2023.
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 Santa Clarita Valley Sanitation District of Los Angeles County.

Within SOI: Yes. The affected territory is within the Santa Clarita Valley Sanitation District SOI.

Waiver of Public 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 notice and hearing within ten (10) days following the mailed notice; and all owners of land within the affected territory have given their written consent to the proposal. Staff has therefore agendaized the Proposal on the Commission “Consent Item(s)” portion of the Agenda as Agenda Item 6.k.

California Environmental Quality Act (CEQA) Clearance: The California Environmental Quality Act (CEQA) clearance is an Environmental Impact Report (EIR) certified and adopted by the City of Santa Clarita, as lead agency, on November 10, 2020. The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation. A copy of the EIR can be found at <https://lalafco.org/wp-content/uploads/documents/SCV-1115%20s%20Final%20EIR%20-%20Bouquet%20Canyon%20Project%20October%202020.pdf>

Additional Information: None.

CERTIFICATE OF FILING

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

Upon reviewing the proposal for completeness, and pursuant to the requirements of Government Code § 56658, the Executive Officer issued the COF to the applicant on April 23, 2024. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, May 8, 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 March 20, 2023.

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

The estimated future population is 650 residents.

The affected territory is 62.093+/- acres. The affected territory is vacant. The territory consists of 196 proposed single-family homes and 175 proposed condominiums.

The assessed valuation is \$18,777,233 as of March 20, 2023.

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 slightly hilly.

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 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 196 proposed single-family homes and 175 proposed condominiums which requires organized governmental services. The affected territory will require governmental services indefinitely.

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 on 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.

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 Antelope Valley Freeway (SR 14), which is approximately four (4) miles east of the affected territory.

h. Consistency with Plans:

The proposal is consistent with the existing City's General Plan designation of Urban Residential 2 (UR2).

The proposal is consistent with the existing City's Specific Plan designation of the Bouquet Canyon 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 Santa Clarita Valley Sanitation District 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 2015 Santa Clarita Joint Sewerage System Facilities Plan and EIR.

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 Santa Clarita Valley Water Agency, which is the local water purveyor.

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 196 proposed single-family homes and 175 proposed condominiums.

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 Urban Residential 2 (UR2).

The proposal is consistent with the existing City's zoning designation of Urban Residential 2 (UR2).

p. Environmental Justice:

All of the owners of real property within the affected territory have 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 representations on exclusions of peoples of any race, culture, income and/or national origins with respect to the location of public facilities and public services, to ensure a healthy environment for all people such that the effects of the pollution are not disproportionately borne by any particular populations or communities.

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

q. Hazard Mitigation Plan:

The City of Santa Clarita Local Hazard Mitigation Plan (approved October 02, 2020) 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 Santa Clarita (adopted May 2022) addresses reduction of the potential risk of death, injuries, and economic damages resulting from natural and man-made hazards.

The affected territory is not within a Very High Fire Hazard Zone pursuant to maps published by the California Department of Forestry and Fire Protection (Cal Fire). The affected territory is not within the maps that identify State Responsibility Area. Both the City of Santa Clarita 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 (CEQA) clearance is an Environmental Impact Report (EIR) certified and adopted by the City of Santa Clarita, as lead agency, on November 10, 2020. The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation.

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.

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the Santa Clarita Valley Sanitation District 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. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1115 to the Santa Clarita Valley Sanitation District 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. 1115 TO THE SANTA CLARITA VALLEY SANITATION DISTRICT
OF LOS ANGELES COUNTY"**

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

WHEREAS, the proposed annexation consists of approximately 62.093± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1115 to the Santa Clarita Valley Sanitation District of Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for 196 proposed single-family homes, and 175 proposed condominiums; and

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

WHEREAS, the Commission has determined that the proposed annexation ("Proposal") meets all of the criteria for the Commission to make a determination without notice and

hearing and waive protest proceedings entirely, pursuant to Government Code § 56662; and

WHEREAS, the Executive Officer set the item for consideration for May 8, 2024 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on May 8, 2024, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 1115 to the Santa Clarita Valley Sanitation District of Los Angeles County, pursuant to State CEQA Guidelines § 15096, the Commission considered the Final Environmental Impact Report prepared and certified by the City of Santa Clarita, as lead agency, on November 10, 2020 for the Bouquet Canyon Project (project); certifies that the Commission has independently reviewed and considered the information contained in the Final Environmental Impact Report and reached its own conclusions regarding the environmental effects of the Commission's approvals related to the project as shown in the Final Environmental Impact Report; adopts the mitigation monitoring and reporting program, as applicable; and determines that the significant adverse effects of the project have been reduced to an acceptable level, as outlined in the Environmental Findings of Fact, which findings are adopted and incorporated herein by reference as applicable.
2. Pursuant to Government Code § 56662(a), the Commission hereby finds and determines that:

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

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

3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 62.093± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1115 to the Santa Clarita Valley Sanitation District of Los Angeles County".
5. Annexation No. 1115 to the Santa Clarita Valley Sanitation District of Los Angeles County is hereby approved, subject to the following terms and conditions:
 - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against

LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.

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

- g. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
 - h. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
 - i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.
 - j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the Santa Clarita Valley Sanitation District of Los Angeles County.
7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
8. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*

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

PASSED AND ADOPTED this 8th day of May 2024.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

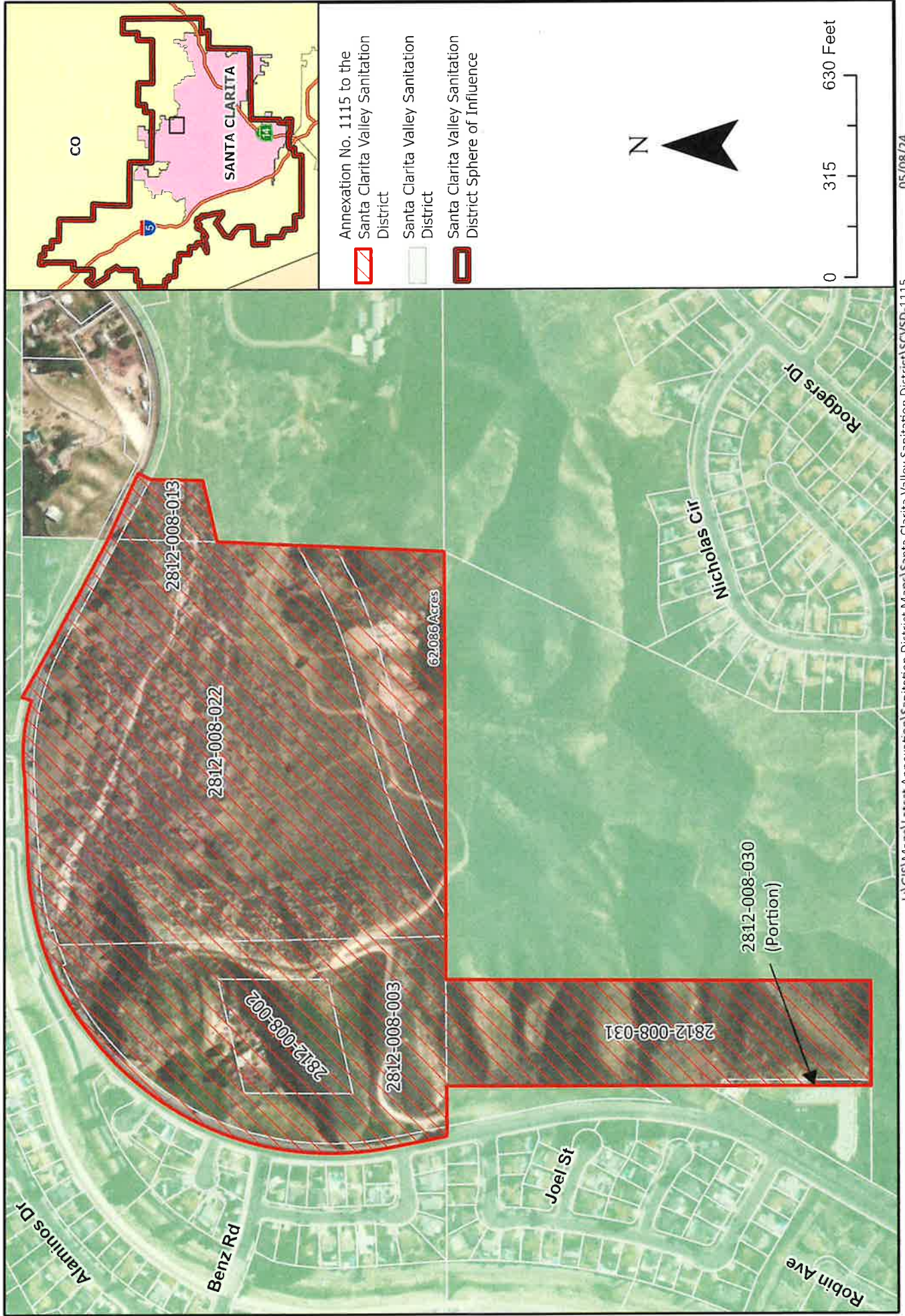
**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**

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

LAFCO

Local Agency Formation Commission
for the County of Los Angeles

Annexation No. 1115 to the Santa Clarita Valley Sanitation District



Staff Report

May 8, 2024

Agenda Item No. 7.a.

Annexation No. 1107 to the Santa Clarita Valley Sanitation District of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	9.68± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County (District)
Resolution:	September 26, 2022
Application Filed with LAFCO:	October 13, 2022
Certificate of Filing	April 23, 2024
Location:	The affected territory is located on the east side of Sierra Highway at Soledad Canyon Road.
City/County:	City of Santa Clarita.
Affected Territory:	The affected territory is commercial. The territory consists of one (1) existing Club Lodge Hall (Fraternal or Civic). The topography is flat.
Surrounding Territory:	Surrounding the affected territory is commercial and residential.
Landowner:	City of Santa Clarita and LA County Flood Control District
Registered Voters:	Zero (0) registered voters as of October 8, 2019.
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 Santa Clarita Valley Sanitation District of Los Angeles County.

Within SOI: Yes, the affected territory is within the Santa Clarita Valley Sanitation District 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) clearance is a Mitigated Negative Declaration (MND) prepared and adopted by the City of Santa Clarita, as lead agency, on July 11, 2017, which determined the project will not have a significant effect on the Environment and compliance with Mitigation Measures were made a condition of approval. The Commission is a responsible agency pursuant to CEQA and 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 <https://lalafco.org/wp-content/uploads/documents/2024-meeting/2024/SCV-1107%20Final%20Document%20ISMND.pdf>

Additional Information: None.

CERTIFICATE OF FILING

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

Upon reviewing the proposal for completeness, and pursuant to the requirements of Government Code § 56658, the Executive Officer issued the COF to the applicant on April 23, 2024. In conjunction with the issuance of the COF, the Executive Officer set the public hearing date as Wednesday, May 8, 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 October 8, 2019.

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

The estimated future population is zero (0) residents (no anticipated change).

The affected territory is 9.68+/- acres. The territory consists of one (1) existing Club Lodge Hall (Fraternal or Civic).

The assessed valuation is \$2,192,973 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.

Surrounding land use include commercial businesses to the north, apartments across Solamint Road and a mobile home park to the east, commercial businesses across Soledad Canyon Road to the south and commercial businesses and vacant land across Sierra Highway to the west.

The affected territory is likely to experience no 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 includes one (1) existing Club Lodge Hall (Fraternal or Civic) which requires 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 on 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.

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 Sierra Hwy which is immediately west of the affected territory.

h. *Consistency with Plans:*

The proposal is consistent with the existing City's General Plan designation of Mixed Use - Corridor (MX-C).

The affected territory is not within the boundaries of any Specific Plan.

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 Santa Clarita Valley Sanitation District 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 2015 Santa Clarita Joint Sewerage System Facilities Plan and Environmental Impact Report (EIR).

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 Santa Clarita Valley Water Agency 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 Mixed Use - Corridor (MX-C).

The proposal is consistent with the existing City's zoning designation of Soledad Corridor Plan (CP).

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 Santa Clarita Hazard Mitigation Plan (approved October 02, 2020) 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 Santa Clarita (adopted May 2022) addresses reduction of the potential risk of death, injuries, and economic damages resulting from natural and man-made hazards.

The affected territory is not within a Very High Fire Hazard Zone pursuant to maps published by the California Department of Forestry and Fire Protection (Cal Fire). The affected territory is not within the maps that identify State Responsibility Area. Both the 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 California Environmental Quality Act (CEQA) clearance is a Mitigated Negative Declaration (MND) prepared and adopted by the City of Santa Clarita, as lead agency, on July 11, 2017, which determined the project will not have a significant effect on the Environment and compliance with Mitigation Measures were made a condition of approval. The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096. The MND is available at 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 April 17, 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 Santa Clarita Valley Sanitation District 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. 1107 to the Santa Clarita Valley Sanitation District 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. 1107 TO THE SANTA CLARITA VALLEY SANITATION DISTRICT
OF LOS ANGELES COUNTY"**

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

WHEREAS, the proposed annexation consists of approximately 9.68± acres of uninhabited territory and is assigned the following distinctive short-form designation:

"Annexation No. 1107 to the Santa Clarita Valley Sanitation District of Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service to one (1) existing Club and Lodge Hall; 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 April 17, 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 May 8, 2024, after being duly and properly noticed, this proposal came on for hearing, at which time this Commission heard and received all oral and written testimony, objections, and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer; and

WHEREAS, the Commission, acting as the conducting authority, has the ministerial duty of accepting any written opposition to the proposal and either, waive protest proceedings entirely, pursuant to Government Code § 56663, if no written opposition was received, or pursuant to Government Code § 57002, set the protest hearing for the next available meeting date, at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012, unless cancelled or rescheduled by the Commission or the Commission Chair approves an alternative meeting location.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 1107 to the Santa Clarita Valley Sanitation District of Los Angeles County, pursuant to State CEQA Guidelines § 15096, the Commission considered the Mitigated Negative Declaration prepared and adopted by the City of Santa Clarita, as lead agency, on July 11, 2017; certifies that the Commission has independently reviewed and considered and reached its own conclusions regarding the environmental effects of the Commission's approvals related to the project as shown in the Mitigated Negative Declaration; and adopts the mitigation monitoring program as applicable for the project, finding that the mitigation monitoring program is adequately designed to ensure compliance with the mitigation measures during project implementation as applicable to the responsible agency.
2. The Commission finds the number of written opposition filed by landowners and registered voters is ____.
3. Mailed notice has been provided pursuant to Government Code § 56663 on April 16, 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 9.68± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1107 to the Santa Clarita Valley Sanitation District of Los Angeles County".

6. Annexation No. 1107 to the Santa Clarita Valley Sanitation District of Los Angeles County

is hereby approved, subject to the following terms and conditions:

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

extension of time for that completion.

- e. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
 - f. The regular County assessment roll shall be utilized by the District.
 - g. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
 - h. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
 - i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.
 - j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation.
7. Pursuant to Government Code § 56663, the Commission finds that all the following have occurred: 1) mailed notice pursuant to Government Code § 56157 has been given to landowners and registered voters within the affected territory; 2) the mailed notice discloses the potential for the extension or continuation of any previously authorized

charge, fee, assessment, or tax by the City and/or District in the affected territory; 3) the mailed notice discloses that unless written opposition to the proposal is received before the conclusion of the Commission proceeding on the proposal, the Commission intends to waive protest proceedings; and 4) no written opposition to the proposal from landowners or registered voters have been submitted before the conclusion of the proceeding/hearing. Therefore, pursuant to Government Code § 56663, the Commission hereby waives protest proceedings. .

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

PASSED AND ADOPTED this 8th day of May 2024.

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

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

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

LAFCO Annexation No. 1107 to the Santa Clarita Valley Sanitation District

Local Agency Formation Commission for the County of Los Angeles

