



Local Agency Formation Commission
for the County of Los Angeles

Voting Members

Donald Dear
Chair

Gerard McCallum
1st Vice-Chair

Margaret Finlay
2nd Vice-Chair

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

Alternate Members

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

Staff

Paul Novak
Executive Officer

Adriana Romo
Deputy Executive Officer

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

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

www.lalafco.org

COMMISSION MEETING

LOCAL AGENCY FORMATION COMMISSION

Wednesday, March 13th, 2024
9:00 a.m.

Room 381-B

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

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

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

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

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 600 3828 (English)

Password: 782542

OR TO LISTEN VIA WEB AND PROVIDE COMMENT:

<https://lacountyboardofsupervisors.webex.com/lacountyboardofsupervisors/j.php?MTID=m36c610c1718d58c275dd97ba54900df8>

Password: public

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

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

1. **CALL MEETING TO ORDER**
 - a. Commissioner(s) request to participate remotely pursuant to Government Code § 54953.(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 February 14, 2024.
- b. Approve Operating Account Check Register for the month of February 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. Letter of February 12, 2024 from Teresa Macias of LPC West to Paul

Novak re lease term.

- i. Annexation No. 1110 to Santa Clarita Valley Sanitation District of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.
- j. Annexation No. 1111 to Santa Clarita Valley Sanitation District of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.
- k. Annexation No. 1117 to Santa Clarita Valley Sanitation District of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.
- l. Annexation No. 1118 to Santa Clarita Valley Sanitation District of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.
- m. Annexation No. 1119 to Santa Clarita Valley Sanitation District of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.

7. **PUBLIC HEARING(S)**

- a. Proposed Draft Budget for Fiscal Year 2024-25

8. **PROTEST HEARING(S)**

- a. None.

9. **OTHER ITEMS**

- a. None.

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

- a. Request to support SB 1209 (Cortese)
- b. Request to support AB 3277 (Assembly Local Government Committee)

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**

April 10, 2024

May 8, 2024

June 12, 2024

15. **ADJOURNMENT**

LAFCO

Local Agency Formation Commission
for the County of Los Angeles

DRAFT

Voting Members

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

February 14, 2024

Present:

Donald Dear, Chair

Margaret Finlay
Lindsey Horvath
Robert Lewis
Gerard McCallum
John Mirisch
Francine Oschin (Remote, Government Code § 54953(f)(2))

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

Paul Novak, Executive Officer
Miguel Dager, Legal Counsel

Absent:

Kathryn Barger
John Lee

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 9:05 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). Commissioner Oschin confirmed verbally that no individuals 18 years of age or older were present in the room at the remote location.

The Commission took the following action:

- Approved Commissioner Oschin's request to participate remotely at today's meeting for just cause.

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

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Dear.

3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

Commissioner Horvath indicated that she would recuse herself from Agenda Item No. 7.a. (Reorganization No. 2019-04 to the City of La Verne) because she had received a campaign contribution from the Mayor of the City of Beverly Hills.

Chair Dear moved Agenda Item 7.a. (Reorganization No. 2019-04 to the City of La Verne) to the end of the agenda and there were no objections.

ANNOUNCEMENTS

The Executive Officer (EO) announced that the agenda for today's meeting was posted on the LAFCO website on Tuesday, February 6, 2024; and posted at the Kenneth Hahn Hall of Administration on Wednesday, February 7, 2024; in accordance with State law.

4 SWEARING-IN OF SPEAKER(S)

The EO swore-in two (2) members of the audience who planned to testify in-person.

WELCOMING NEW COMMISSIONERS

Chair Dear introduced new Commissioner Wendy Celaya as the Alternate Public Member. Chair Dear welcomed new Commissioner Angie Reyes English as Alternate Member, representing the City of Hawthorne.

5 PUBLIC COMMENT

(None).

6 CONSENT ITEM(S)

The EO asked the Commission to disregard the language “There are two bills awaiting action by Governor Newsom...” in the staff report relating to Agenda Item 6.d. (Legislative Update). The EO also noted that Agenda Item No. 6.e. (Executive Officer’s Written Report) mistakenly stated, “Fiscal Year 2023-2024 Budget” instead of “Fiscal Year 2024-2025 Budget”.

Acknowledging those verbal changes, the Commission took the following actions:

- a. Approved Minutes of January 10, 2024.
- b. Approved Operating Account Check Register for the months of December 2023 and January 2024.
- c. Received and filed Update on Pending Proposals.
- d. Received and filed the Legislative Update.
- e. Received and filed the Executive Officer’s Written Report.
- f. Information Item(s) – Government Code § 56751 (city proposal).

(None).
- g. Received and filed Information Item(s) – Government Code § 56857 (district proposal).
 - i. Annexation No. 2023-16 to the Los Angeles County Waterworks District No. 40, Antelope Valley.
- h. Miscellaneous Communications.
- i. CALAFCO Newsletter January 2024.

- i. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 442 to the County Sanitation District No. 22 of Los Angeles County; Resolution No. 2024-01RMD.
- j. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 765 to the County Sanitation District No. 21 of Los Angeles County; Resolution No. 2024-02RMD.
- k. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 767 to the County Sanitation District No. 21 of Los Angeles County; Resolution No. 2024-03RMD.
- l. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 770 to the County Sanitation District No. 21 of Los Angeles County; Resolution No. 2024-04RMD.
- m. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 438 to the County Sanitation District No. 22 of Los Angeles County; Resolution No. 2024-05RMD.
- n. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 440 to the County Sanitation District No. 22 of Los Angeles County; Resolution No. 2024-06RMD.
- o. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 441 to the County Sanitation District No. 22 of Los Angeles County; Resolution No. 2024-07RMD.

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

8 PROTEST HEARING(S)

(None).

The Commission moved to Agenda Item 9.a.

9 OTHER ITEMS

The following item was called up for consideration:

- a. Status of Annexation No. 2023-07 to the City of Duarte, Amendments to the City of

Duarte and City of Bradbury Spheres of Influence (Commission requested from the meeting of June 14, 2023).

Doug Dorado (Senior Government Analyst) summarized the staff report on this item. Andrew Smith (Executive Director, Royal Oaks) testified before the Commission. Mr. Smith indicated he supports Annexation No. 2023-07 to the City of Duarte.

Chair Dear indicated that, for the record, the Commission received a letter from the City Manager of the City of Duarte indicating support of Annexation No. 2023-07 to the City of Duarte and in opposition to Annexation No. 2021-10 to the City of Bradbury.

No action was taken by the Commission.

9 OTHER ITEMS

The following item was called up for consideration:

- b. Annexation No. 2021-10 to the City of Bradbury (continued from the meetings of June 14, 2023 and April 12, 2023).

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

The Commission took the following action:

- Continued Annexation No. 2021-10 to the City of Bradbury to be considered concurrently with Annexation No. 2023-07 to the City of Duarte, Amendments to the City of Bradbury and the City of Duarte Spheres of Influence to a date to be determined, not to exceed the October 9, 2024 Commission Meeting.

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

9 OTHER ITEMS

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

The following item was called up for consideration:

- c. Fiscal Year 2023-24 Mid-Year Budget Status.

The Commission took the following action:

- Received and filed the Mid-Year Budget Status Report for Fiscal Year 2023-24.

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

9 OTHER ITEMS

The following item was called up for consideration:

- d. Fiscal Year 2023-24 Mid-Year Investment Status Report.

The DEO summarized the staff report on this item.

The Commission took the following action:

- Received and filed the Mid-Year Investment Report for Fiscal Year 2023-24.

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

10 REQUESTED POSITION(S) ON LEGISLATION

(None).

11 COMMISSIONERS' REPORT

(None).

12 EXECUTIVE OFFICER'S REPORT

The EO indicated that the Fair Political Practices Commission (FPCC) Form 700 is due no later than Tuesday, April 2, 2024.

13 PUBLIC COMMENT

(None).

14 FUTURE MEETINGS

March 13, 2024

April 10, 2024

May 8, 2024

The Commission moved back to Agenda Item 7.a.

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- a. Reorganization No. 2019-04 to the City of La Verne (21-768), Amendment to the Consolidated Fire Protection District of Los Angeles County Sphere of Influence (SOI), Annexation to the City of La Verne and County Sanitation District No. 21 of Los Angeles County, and Detachment from the Consolidated Fire Protection District of Los Angeles County and County Road District No. 5.

[Commissioner Horvath left at 9:33 a.m. before any discussion or action on Item 7.a.]

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

The public hearing was opened to receive testimony on the SOI amendment.

Mary Padres (Landowner/Applicant) indicated that she supports Reorganization No. 2019-04 to the City of La Verne.

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

The Commission took the following action:

- Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Reorganization No. 2019-04 to the City of La Verne (21-768), Amendment to the Consolidated Fire Protection District of Los Angeles County Sphere of Influence (SOI), Annexation to the City of La Verne and County Sanitation District No. 21 of Los Angeles County, and Detachment from the Consolidated Fire Protection District of Los Angeles County and County Road District No. 5; Resolution No. 2024-08RMD.

MOTION: Lewis SECOND: McCallum
AYES: Finlay, Lewis, McCallum, Mirisch, Oschin, Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Horvath, Lee

APPROVED: 6-0-0

15 ADJOURNMENT

Chair Dear adjourned the meeting at 9:39 a.m.

Respectfully submitted,

Paul Novak, AICP
Executive Officer

3:43 PM

03/04/24

Accrual Basis

LA LAFCO

Register Report

February 2024

Type	Date	Num	Name	Paid Through	Amount	Balance
Feb 24						
Check	02/06/2024	WIRE	Davis Farr LLP		-4,160.00	-4,160.00
Check	02/06/2024	WIRE	TRPF 80 South Lak...		-11,963.40	-16,123.40
Bill Pmt -Check	02/07/2024	11763	California Assoc of ...		-500.00	-16,623.40
Bill Pmt -Check	02/07/2024	11764	Certified Records M...		-1,585.07	-18,208.47
Bill Pmt -Check	02/07/2024	11765	CTS Clouds LLC		-1,035.00	-19,243.47
Bill Pmt -Check	02/07/2024	11766	Daily Journal		-199.80	-19,443.27
Bill Pmt -Check	02/07/2024	11767	FedEx		-151.23	-19,594.50
Bill Pmt -Check	02/07/2024	11768	LACERA-OPEB		-1,817.68	-21,412.18
Bill Pmt -Check	02/07/2024	11769	ODP Business Solut...		-222.22	-21,634.40
Bill Pmt -Check	02/07/2024	11770	Yvonne Green CPA		-250.00	-21,884.40
Bill Pmt -Check	02/07/2024	11771	Charter Communica...		-447.90	-22,332.30
Bill Pmt -Check	02/07/2024	11772	FedEx		-22.28	-22,354.58
Check	02/15/2024	DD	Federal Tax Deposit		-6,711.47	-29,066.05
Check	02/15/2024	DD	State Income Tax		-1,909.93	-30,975.98
Check	02/15/2024	DD	Ambar De La Torre		-2,863.17	-33,839.15
Check	02/15/2024	DD	Douglass S Dorado		-3,918.01	-37,757.16
Check	02/15/2024	DD	Adriana L Flores		-1,499.26	-39,256.42
Check	02/15/2024	DD	Taylor J Morris		-2,518.17	-41,774.59
Check	02/15/2024	DD	Paul A Novak		-6,452.89	-48,227.48
Check	02/15/2024	DD	Alisha O'Brien		-2,817.58	-51,045.06
Check	02/15/2024	DD	Adriana Romo		-4,957.17	-56,002.23
Check	02/15/2024	DD	Paychex		-77.68	-56,079.91
Bill Pmt -Check	02/22/2024	11785	FedEx		-24.89	-56,104.80
Bill Pmt -Check	02/22/2024	11775	ATT		-244.22	-56,349.02
Bill Pmt -Check	02/22/2024	11776	Canon Financial Ser...		-222.93	-56,571.95
Bill Pmt -Check	02/22/2024	11777	County Counsel		-11,058.64	-67,630.59
Bill Pmt -Check	02/22/2024	11778	Daily Journal		-122.40	-67,752.99
Bill Pmt -Check	02/22/2024	11779	Eide Bailly		-647.75	-68,400.74
Bill Pmt -Check	02/22/2024	11780	Lagerlof, LLP		-33.39	-68,434.13
Bill Pmt -Check	02/22/2024	11781	ODP Business Solut...		-180.59	-68,614.72
Bill Pmt -Check	02/22/2024	11782	RSG, Inc.		-638.75	-69,253.47
Bill Pmt -Check	02/22/2024	11783	The Lincoln National		-342.44	-69,595.91
Bill Pmt -Check	02/22/2024	11784	Wells Fargo		-280.80	-69,876.71
Check	02/22/2024	11773	void		0.00	-69,876.71
Check	02/22/2024	11774	void		0.00	-69,876.71
Bill Pmt -Check	02/22/2024	11786	FedEx		-24.89	-69,901.60
Bill Pmt -Check	02/22/2024	11787	SP Plus Corporation		-630.00	-70,531.60
Check	02/29/2024	DD	Ambar De La Torre		-2,863.18	-73,394.78
Check	02/29/2024	DD	Douglass S Dorado		-3,918.01	-77,312.79
Check	02/29/2024	DD	Adriana L Flores		-1,317.12	-78,629.91
Check	02/29/2024	DD	Taylor J Morris		-2,518.17	-81,148.08
Check	02/29/2024	DD	Paul A Novak		-6,452.89	-87,600.97
Check	02/29/2024	DD	Alisha O'Brien		-2,817.58	-90,418.55
Check	02/29/2024	DD	Adriana Romo		-4,887.59	-95,306.14
Check	02/29/2024	DD	Anthony E Bell		-138.53	-95,444.67
Check	02/29/2024	DD	Wendy Celaya		-277.05	-95,721.72
Check	02/29/2024	DD	Donald Dear		-138.53	-95,860.25
Check	02/29/2024	90269...	Margaret E Finlay		-138.53	-95,998.78
Check	02/29/2024	DD	Lindsey P Horvath		-273.12	-96,271.90
Check	02/29/2024	DD	Robert W Lewis		-138.53	-96,410.43
Check	02/29/2024	DD	Gerard McCallum II		-138.53	-96,548.96
Check	02/29/2024	DD	John A Mirisch		-138.53	-96,687.49
Check	02/29/2024	DD	Francine Oschin		-138.53	-96,826.02
Check	02/29/2024	DD	Federal Tax Deposit		-6,870.99	-103,697.01
Check	02/29/2024	DD	State Income Tax		-1,900.95	-105,597.96
Check	02/29/2024	DD	Paychex		-112.49	-105,710.45
Bill Pmt -Check	02/29/2024	11789	CTS Clouds LLC		-1,035.00	-106,745.45
Bill Pmt -Check	02/29/2024	11790	LACERA		-21,971.63	-128,717.08
Feb 24					-128,717.08	-128,717.08

AGENDA ITEM NO. 6.c. March 13th, 2024						
PENDING PROPOSALS As of March 4, 2024						
		LAFCO Designation Number	Applicant	Description	Status	Est. Date of Completion
1	DD	Annexation 2006-12 to Los Angeles County Waterworks District No. 40, Antelope Valley	Land Resource Investors	Annex 20 acres of vacant land located at the northeast corner of Avenue J and 37th Street East, City of Lancaster. Will be developed into 80 single family homes.	Incomplete application. Email dated 1-30-13 waterworks stopped working on TTR, no water commitment. Emailed applicant 2-6-22	Unknown
2	DD	Annexation No. 2006-46 to Los Angeles County Waterworks District No. 40, Antelope Valley	Los Angeles County Waterworks District No. 40, Antelope Valley	Annex 1,567 acres of vacant land located near Lake Elizabeth Road and Avenue S in the city of Palmdale. Will be developed into 313 single family home.	Incomplete application. Email dated 1-30-13 waterworks stopped working on TTR, no water commitment. Emailed applicant 2-6-23	Unknown
3	DD	Annexation No. 2011-17 (2006-50) to Los Angeles County Waterworks District No. 40, Antelope Valley	Behrooz Haverim/Kamyar Lashgari	Annex 20.62 acres of vacant land located south of Avenue H between 42nd Street West and 45th Street West in the City of Lancaster. To be developed into single family homes	Incomplete application. Email dated 1-30-13 waterworks stopped working on TTR, no water commitment. Emailed applicant 2-6-24	Unknown
4	DD	Annexation 2008-13 to Los Angeles County Waterworks District No. 40	Lancaster School Dist.	Annex 20.47 acres of vacant land located 2 miles west of the Antelope Valley frw. And the nearest paved major streets are ave. H, And Ave. I, in the City of Lancaster. For future construction of a school.	Application complete, missing BOE fees to place on agenda for approval. Emailed district for fees on 4-18-17	Unknown
5	DD	Reorganization 2010-04 Los Angeles County Waterworks District No. 29	Malitex Partners, LLC	Detach 88 acres of vacant land from the Las Virgenes Municipal Water District and annex same said territory to Los Angeles County Waterworks District No 29 and West Basin Municipal Water District. The project includes future construction of three homes and dedicates open space. The project site is located north of Pacific Coast Highway at the end of Murphy Way, in the unincorporated area adjacent to Malibu.	Notice of Filing sent 07-15-10. Incomplete filing: CEQA. EIR on hold 4-14-15. Applicant requested to keep this file open, pending details how to proceed with the project 04/29/15.	Unknown
6	DD	City of Palmdale Annexation 2010-05	City of Palmdale	49.6 acres located adjacent to residential properties to the southwest, southeast, and separated by the Amargosa Creek to the north.	Notice of Filing sent 1-3-11. Incomplete filing: property tax transfer resolution, insufficient CEQA, unclear pre-zoning ordinance, approved map and legal. Need to include DUC .	Unknown
7	DD	Reorganization No. 2014-03 to the City of Calabasas	City of Calabasas	176± acres immediately north of and adjacent to the 101 freeway between the City of Calabasas and Hidden Hills.	Notice of Filing sent 1-8-15. Incomplete filing: property tax transfer resolution and approved map and legal.	Unknown
8	DD	Annexation No. 2015-10 to the City of Agoura Hills	City of Agoura Hills	117 acres uninhabited territory. Located northeast and southwest of Chesebro Road directly north of the Highway 101	Notice of Filing sent 11-3-15. Incomplete filing: property tax transfer resolution.	Unknown
9	DD	Reorganization No. 2016-01 to the Las Virgenes Municipal Water District	Las Virgenes Municipal Water District	Detachment from West Basin Municipal Water District, and annexation to the Las Virgenes Municipal Water District. Both districts require SOI amendments. The territory consists of 26 single-family homes, generally located south of Cairnloch Street, west of Summit Mountain Way, all within the City of Calabasas.	Notice of Filing sent 04-19-16. Incomplete filing: property tax transfer resolution, and map and legal not approved.	Unknown
10	DD	Annexation No. 2017-09 to the Wilmington Cemetery District	Wilmington Cemetery District	inhabited territory around Wilmington	Notice of Filing sent 6-10-17. Incomplete filing: property tax transfer resolution	Unknown

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
11	DD	Annexation No. 2018-12 to the City of Agoura Hills	City of Agoura Hills	82.58± acres of inhabited territory to the City of Agoura Hills. Area A of the affected territory is generally located east of the intersection of Liberty Canyon Road and Agoura Road and Area C is generally located west of the intersection of Liberty Canyon Road and Revere Way, in Los Angeles County unincorporated territory adjacent to the City of Agoura Hills	Notice of Filing sent 11-20-18 Incomplete filing: property tax transfer resolution, CEQA, map of limiting addresses, pre-zoning, register voter labels, approved map and geographic description.	11/19/2018	Unknown
12	DD	Reorganization No. 2019-01 to the City of Rancho Palos Verdes	Rajendra Makan	1.17± acres of uninhabited territory located along Re Le Chardlene, east of the intersection of Chandeleur and Rue Le Charlene, in the City of Los Angeles.	Notice of Filing Sent 5-14-19 Incomplete filing: property tax transfer resolution and approved map and legal.	5/14/2019	Unknown
13	DD	Formation No. 2019-06 of the Lower Los Angeles River Recreation and Park District	City of South Gate	inhabited territory, along the Los Angeles River between Vernon and Long Beach	TTR/Auditors determination, plan for services, and approved map and geographic description.	10/2/2019	Unknown
14	DD	Formation No. 2019-04 of the Acton/Agua Dulce Garbage Disposal District	County of Los Angeles	150,982 acres of inhabited territory. The affected territory is located in the unincorporated county area of Acton and Agua Dulce	Notice of Filing sent 9-29-21 financial info, CEQA, and approved map and geographic description.	9/14/2021	Unknown
15	DD	Formation No. 2019-05 East Antelope Valley Garbage Disposal District	County of Los Angeles	459,925 acres of inhabited territory. The affected territory is located in the unincorporated county area of the Antelope Valley, east of state route 14.	Notice of Filing sent 9-29-21 financial info, CEQA, and approved map and geographic description.	9/14/2021	Unknown
16	DD	Formation No. 2019-06 of the West Antelope Valley Garbage Disposal District	County of Los Angeles	293,394 acres of inhabited territory. The affected territory is located in the unincorporated county area of the Antelope Valley, west of state route 14.	Notice of Filing sent 9-29-21 financial info, CEQA, and approved map and geographic description.	9/14/2021	Unknown
17	DD	Formation No. 2021-07 of the Quartz Hill Garbage Disposal District	County of Los Angeles	6,575 acres of inhabited territory. The affected territory is located in the unincorporated county area of Quartz Hill	Notice of Filing sent 9-29-21 financial info, CEQA, and approved map and geographic description.	9/14/2021	Unknown
18	AOB	Reorganization No. 2021-03 for the Artesia Cemetery District, the Downey Cemetery District, and the Little Lake Cemetery District	Artesia Cemetery District, and behalf of Downey Cemetery District and Little Lake Cemetery District	Reorganization of territories located within Cities of Bellflower, Bell Gardens, Cerritos, Downey, La Mirada, Lakewood, Norwalk, Paramount, Santa Fe Springs, South Gate; and Los Angeles County unincorporated territory (South Whittier).	Notice of Filing Sent 12-22-21 Incomplete filing: property tax transfer resolution.	12/20/2021	Unknown
19	DD	Annexation No. 2021-10 to the City of Bradbury	City of Bradbury	.66± acres of uninhabited territory. The affected territory is located along Royal Oaks Drive North between Braewood Drive and Woodlyn Lane, adjacent to the City of Bradbury.	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.	agna 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, limiting address map & list, pre-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	Annexation 767 to District no. 21	Los Angeles County Sanitation Districts	0.32 acres of uninhabited territory. The affected territory is located on the east side of Garey Avenue approximately 100 feet south of White Oak Drive, all within uninhabited Los Angeles County.	February 14, 2024 Agenda	10/13/2022	Apr-24
26	AD	Annexation 440 to District no. 22	Los Angeles County Sanitation Districts	1.1 acres of uninhabited territory. The affected territory is located on the south side of Holt Avenue approximately 350 feet east of Grand Avenue, all within the City of West Covina.	February 14, 2024 Agenda	10/13/2022	Apr-24
27	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.	Notice of Filing Sent 10-19-22 Incomplete filing: property tax transfer resolution.	10/13/2022	Unknown
28	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.	Notice of Filing Sent 10-19-22 Incomplete filing: property tax transfer resolution.	10/13/2022	Unknown
29	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
30	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
31	AD	Annexation 765 to District no. 21	Los Angeles County Sanitation Districts	0.75 acres of uninhabited territory. The affected territory is located on the south side of Annellen Street approximately 300 feet east of Hacienda Boulevard, all within unincorporated Los Angeles County.	February 14, 2024 Agenda	11/21/2022	Apr-24
32	AD	Annexation 438 to District no. 22	Los Angeles County Sanitation Districts	0.98 acres of uninhabited territory. The affected territory is located on Cameron Avenue approximately 160 feet south of Navaro Lane, all within the City of West Covina.	February 14, 2024 Agenda	11/21/2022	Apr-24
33	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
34	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
35	AD	Annexation 441 to District no. 22	Los Angeles County Sanitation Districts	1.185 acres of uninhabited territory. The affected territory is located on Rancho Del Monico Road approximately 200 feet east of Banna Avenue, all within the City of Covina.	February 14, 2024 Agenda	3/14/2023	Apr-2024

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
36	AD	Annexation 770 to District no. 21	Los Angeles County Sanitation Districts	1,226 acres of uninhabited territory. The affected territory is located on the southeast corner of Padua Avenue and Lamondette Street, all within the City of Claremont.	February 14, 2024 Agenda	3/14/2023	Apr-2024
37		Annexation No. 2023-01 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Robert Sarkisian	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
38	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 Nickle Lane, all within the City of Santa Clarita.	Notice of Filing Sent 04-11-23 Incomplete filing: property tax transfer resolution is missing.	4/4/2023	Unknown
39	AD	Annexation 442 to District no. 22	Los Angeles County Sanitation Districts	0.42 acres of uninhabited territory. The affected territory is located on the north side of Covina Hills Road approximately 200 feet west of San Joaquin Road, all within the City of Covina.	February 14, 2024 Agenda	4/5/2023	Apr-2024
40	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.	Notice of Filing Sent 04-11-23 Incomplete filing: property tax transfer resolution is missing.	4/6/2023	Unknown
41	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
42		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
43	AOB	Annexation No. 2023-05 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Real Holdings, 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
44	DD	Annexation No. 2023-07 to the City of Duarte	HumanGood	19 acres of uninhabited 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	5/31/2023	Unknown
45	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.	Notice of Filing sent 6/6/23 Incomplete filing: property tax transfer resolution is missing.	5/30/2023	Unknown
46	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.	Notice of Filing sent 6/6/23 Incomplete filing: property tax transfer resolution is missing.	5/30/2023	Unknown
47	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
48	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
49	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.	Notice of Filing sent 6/8/23 Incomplete filing: property tax transfer resolution is missing.	5/30/2023	Unknown
50	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

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
51	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1110	Los Angeles County Sanitation Districts	4.41 acres of uninhabited territory. The affected territory is located on the south side of Lost Canyon Road approximately 900 feet east of Sand Canyon Road, all within the City of Santa Clarita.	March 13, 2024 Agenda	6/1/2023	May-2024
52	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1111	Los Angeles County Sanitation Districts	0.95 acres of uninhabited territory. The affected territory is located on the southeast corner of Clearlake Drive and Live Oak Springs Canyon Road, all within the City of Santa Clarita.	March 13, 2024 Agenda	6/1/2023	May-2024
53	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1117	Los Angeles County Sanitation Districts	0.65 acres of uninhabited territory. The affected territory is located on the north side of Beneda Lane approximately 120 feet east of Stonehill Way, all within the City of Santa Clarita.	March 13, 2024 Agenda	6/1/2023	May-2024
54	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1118	Los Angeles County Sanitation Districts	0.69 acres of uninhabited territory. The affected territory is located on the northeast east corner of Scherzinger Lane and Sierra Highway, all within the City of Santa Clarita.	March 13, 2024 Agenda	6/1/2023	May-2024
55	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1119	Los Angeles County Sanitation Districts	0.9 acres of uninhabited territory. The affected territory is located on the southwest corner of Sierra Highway and Sierra Cross Avenue, all within the City of Santa Clarita.	March 13, 2024 Agenda	6/1/2023	May-2024
56	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
57	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
58	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
59	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
60	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
61	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
62	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
63	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
64	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
65	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

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
66	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
67	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
68	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.	Notice of Filing sent 7-18-23 Incomplete filing: property tax transfer resolution is missing. Fees are missing.	6/28/2023	Unknown
69	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. Fees are missing.	6/28/2023	Unknown
70	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1121	Los Angeles County Sanitation Districts	39.42 acres of inhabited territory. The affected territory is located on the north and south sides of Placerita Canyon Road west of Golden Oak Lane, all within the City of Santa Clarita.	Notice of Filing sent 7-18-23 Incomplete filing: property tax transfer resolution is missing. Fees are missing.	6/28/2023	Unknown
71	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. Fees are missing.	6/28/2023	Unknown
72	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. Fees are missing.	6/28/2023	Unknown
73	AOB	Annexation No. 2023-08 to the Resource Conservation District of the Santa Monica Mountains	Resource Conservation District of the Santa Monica Mountains	Acreage TBD. Inhabited territory. The affected territory to include the entire San Fernando Valley and the eastern Santa Monica Mountains (including Hollywood Hills and Griffith Park), the Verdugo Mountains and lower San Gabriel Foothills as far east as the Arroyo Seco, south through Northeast City of Los Angeles (including Elysian Park) to Downtown Los Angeles.	Notice of Filing TBD. Incomplete filing: property tax transfer resolution, CEQA, approved map and description.	6/29/2023	Unknown
74	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
75	DD	Formation No. 2023-11 of the Lower San Gabriel River Recreation and Park District	City of Pico Rivera	32,000 acres of inhabited territory. The affected territory is located along the San Gabriel River.	Notice of Filing 8-28-23 Incomplete filing: map, geographic description, auditors determination, plan for service	6/28/2023	Unknown
76	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 Colima Rd, all within the unincorporated Los Angeles County.	Notice of Filing sent 09-07-23 Incomplete filing: property tax transfer resolution is missing. Fees are missing.	9/5/2023	Unknown
77	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
78	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

Staff Report

March 13, 2024

Agenda Item No. 6.d.

Legislative Update

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

Legislation:

The following bills (and "potential" bills) may be of interest to the Commission:

- **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 bill is pending before the Senate Rules Committee, awaiting assignment to a policy committee.
- **AB 3277 (Assembly Local Government Committee):** The Assembly Local Government Committee introduced AB 3277 on February 27, 2024. This is the annual CALAFCO Omnibus Bill. (Additional information can be found in Agenda Item No. 10.b., in which staff recommends that the Commission take a "support" position).
- **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. The bill is pending before the Senate Local Government Committee. (Additional information can be found in Agenda Item No. 10.a., in which staff recommends that the Commission take a "support" position).

Recommended Action:

Staff recommends that the Commission:

1. Receive and file the Legislative Update.

Staff Report

March 13, 2024

Agenda Item No. 6.e.

Executive Officer's Written Report

The Executive Officer reports the following:

- Sphere of Influence Reviews and Updates/Municipal Services Reviews Cycle 2024-2029: Staff has retained services from RSG, Inc. (consistent with the Commission's Procurement Policy) to conduct a digital survey (Survey Monkey) to identify those cities in Los Angeles County interested in a sphere of influence (SOI) amendment and corresponding Municipal Services Review (MSR). In the next few months, the Commission will be presented with the City of Avalon's SOI Review/Update and a corresponding MSR, which is an update remaining from the previous cycle.
- Special District Voting Member: The period in which to nominate candidates for the special district voting member closed on Thursday, January 29, 2024. A total of seven (7) agencies nominated candidates. The election will result in the appointment of an Independent Special District Voting Member (or re-appointment of the incumbent); for a term of office beginning on May 6, 2024, and ending on May 1, 2028. The election will conclude on April 30, 2024.

Staff Recommendation:

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

LPCWEST

LINCOLN PROPERTY COMPANY

Lincoln Property Company
74 North Pasadena Avenue B111
Pasadena, California 91103

phone 626.564.1349
www.lpc.com

February 12, 2024

Via email: pnovak@lalafo.org

Local Agency Formation Commission for the County of Los Angeles
Attn: Paul Novak
80 South Lake Ave., Suite 870
Pasadena, CA 91101

Re: Receipt of Notice Confirmation

Dear Mr. Novak:

Please accept this as written confirmation that we have received your notice in the mail, dated December 6, 2023, to notify the Landlord that LAFCO will not exercise the **Cancellation Option** (Exhibit A) of the 1st Amendment and intends to remain as a tenant in Suite 870 at 80 South Lake Avenue through the remainder of the lease term, expiring on February 28, 2027.

Should you have any questions or concerns, please feel free to contact the Management Office at the number below.

Thank you,



Teresa Macias
Operations Manager
tmacias@lpc.com
626.564.1349
Lincoln Property Company

Copy to: Rosio Perez
Adriana Romo

Staff Report

March 13, 2024

Agenda Item No. 6.i.

Annexation No. 1110 to the Santa Clarita Valley Sanitation District of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	4.41± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution:	May 15, 2023
Application Filed with LAFCO:	June 1, 2023
Certificate of Filing	February 22, 2024
Location:	The affected territory is located on the south side of Lost Canyon Road approximately 900 feet east of Sand Canyon Road.
City/County:	City of Santa Clarita.
Affected Territory:	The affected territory is residential. The territory consists of one (1) existing single-family home. The topography is flat.
Surrounding Territory:	Surrounding territory is residential.
Landowner:	Jose and Martha Gonzalez
Registered Voters:	One (1) registered voter as of November 13, 2020.
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.i.
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(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning and the extension of services to the existing facilities would have the capacity to only serve the existing facilities. A Categorical Exemption was adopted by the Santa Clarita Valley Sanitation District of Los Angeles County, as lead agency, on May 15, 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 February 22, 2024. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, March 13, 2024.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668:

a. Affected population, territory and adjacent areas:

The existing population is five (5) residents as of November 13, 2020. The population density is 1.13 persons per acre.

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

The affected territory is 4.41+/- acres. The affected territory is residential. The territory consists of one (1) existing single-family home.

The assessed valuation is \$1,066,010 as of November 13, 2020.

The per capita assessed valuation is 213,202.00.

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.

The Santa Clara River is 1,000 ft north of the affected territory.

There are no drainage basins on or near the affected territory.

The affected territory is surrounded by populated areas on all sides.

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

b. Governmental Services and Controls:

The affected territory includes one (1) existing 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 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, which is approximately 2,000 feet north from the affected territory.

h. *Consistency with Plans:*

The proposal is consistent with the existing City's General Plan designation of Urban Residential 1 (UR1).

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 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 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 Urban Residential 1 (UR1).

The proposal is consistent with the existing City's zoning designation of Urban Residential (UR1).

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 Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation, and in its independent judgment on the record determines that the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning and the extension of services to the existing facilities would have the capacity to only serve the existing facilities.

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. 1110 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. 1110 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 4.41± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1110 to the Santa Clarita Valley Sanitation District of Los Angeles County"; and

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

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

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

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

WHEREAS, the Executive Officer set the item for consideration for March 13, 2024 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on March 13, 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(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning and the extension of services to the existing facilities would have the capacity to only serve the existing facilities.
2. Pursuant to Government Code § 56662(a), the Commission hereby finds and determines that:
 - a. The territory encompassed by the annexation is uninhabited; and
 - b. Pursuant to Government Code §§ 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

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

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

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

- 4. The affected territory consists of 4.41± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1110 to the Santa Clarita Valley Sanitation District of Los Angeles County".

- 5. Annexation No. 1110 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 13th day of March 2024.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

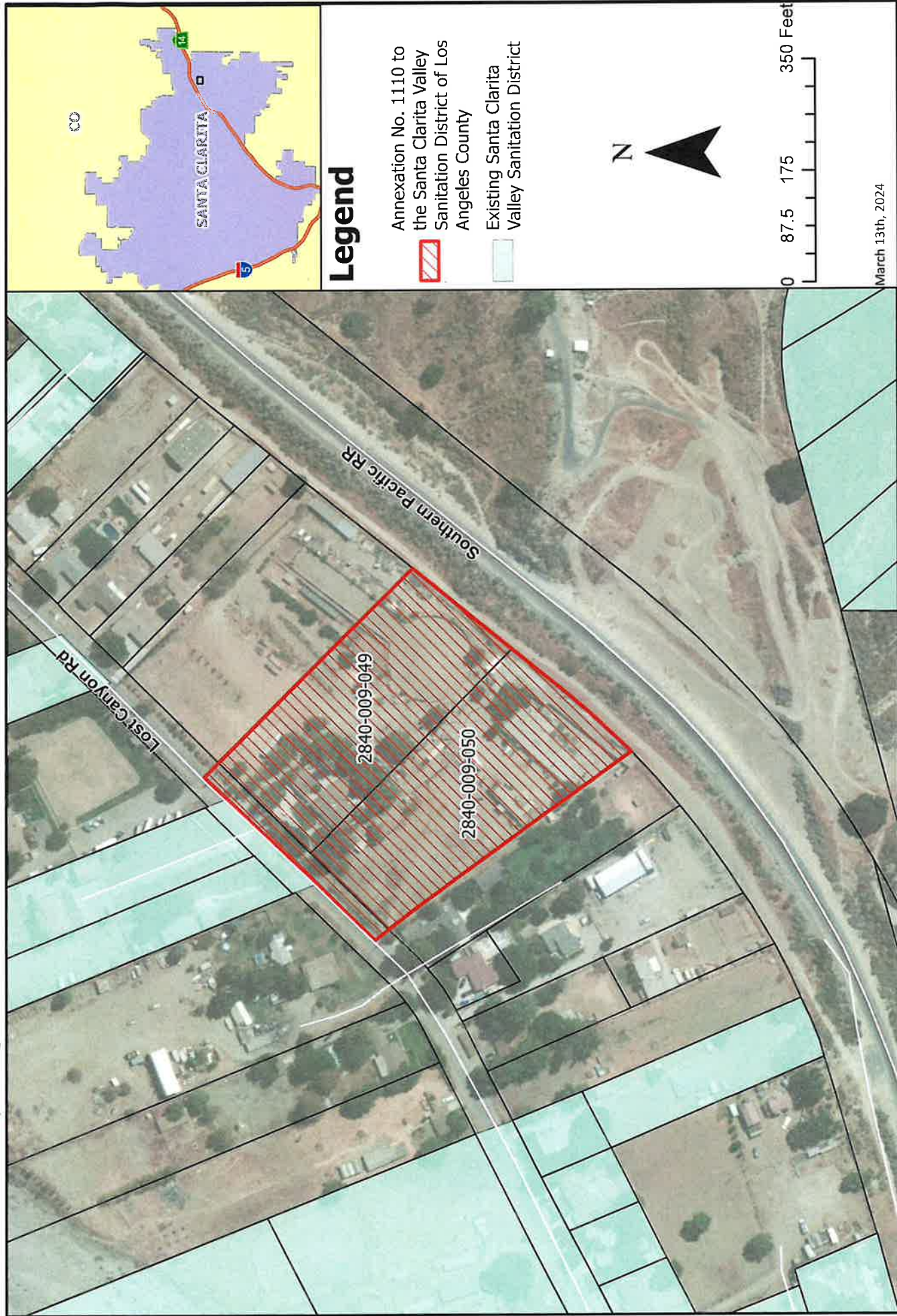
**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**

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

LAFCO

Local Agency Formation Commission
for the County of Los Angeles

Annexation No. 1110 to the Santa Clarita Valley Sanitation District of Los Angeles County



Staff Report

March 13, 2024

Agenda Item No. 6.j.

Annexation No. 1111 to the Santa Clarita Valley Sanitation District of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	0.95± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution:	May 15, 2023
Application Filed with LAFCO:	June 1, 2023
Certificate of Filing	February 22, 2024
Location:	The affected territory is located on the southeast corner of Clearlake Drive and Live Oak Springs Canyon Road.
City/County:	City of Santa Clarita.
Affected Territory:	The affected territory is residential. The territory consists of one (1) existing single-family home. The topography is flat.
Surrounding Territory:	Surrounding territory is residential.
Landowner:	Dawe Family Trust
Registered Voters:	Two (2) registered voters as of February 23, 2021.
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.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(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning and the extension of services to the existing facilities would have the capacity to only serve the existing facilities. A Categorical Exemption was adopted by the Santa Clarita Valley Sanitation District of Los Angeles County, as lead agency, on May 15, 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 February 22, 2024. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, March 13, 2024.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668:

a. Affected population, territory and adjacent areas:

The existing population is four (4) residents as of February 23, 2021. The population density is 4.21 persons per acre.

The estimated future population is four (4) residents (no anticipated change).

The affected territory is 0.95+/- acres. The affected territory is residential. The territory consists of one (1) existing single-family home.

The assessed valuation is \$895,630 as of February 23, 2021.

The per capita assessed valuation is \$223,907.50.

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 drainage basins on or near the affected territory.

The affected territory is surrounded by populated areas on all sides.

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

b. Governmental Services and Controls:

The affected territory includes one (1) existing 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 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 (14 fwy), which is approximately 6,500 feet north from the affected territory.

h. *Consistency with Plans:*

The proposal is consistent with the existing City's General Plan designation of Non-Urban Residential (NUR5).

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 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 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 Non-Urban Residential 5 (NUR5).

The proposal is consistent with the existing City's zoning designation of Non-Urban Residential (NUR5).

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 Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation, and in its independent judgment on the record determines that the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning and the extension of services to the existing facilities would have the capacity to only serve the existing facilities.

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. 1111 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. 1111 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 0.95± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1111 to the Santa Clarita Valley Sanitation District of Los Angeles County"; and

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

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

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

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

WHEREAS, the Executive Officer set the item for consideration for March 13, 2024 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on March 13, 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(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning and the extension of services to the existing facilities would have the capacity to only serve the existing facilities.
2. Pursuant to Government Code § 56662(a), the Commission hereby finds and determines that:
 - a. The territory encompassed by the annexation is uninhabited; and
 - b. Pursuant to Government Code §§ 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

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

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

- 3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
- 4. The affected territory consists of 0.95± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1111 to the Santa Clarita Valley Sanitation District of Los Angeles County".

- 5. Annexation No. 1111 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 13th day of March 2024.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

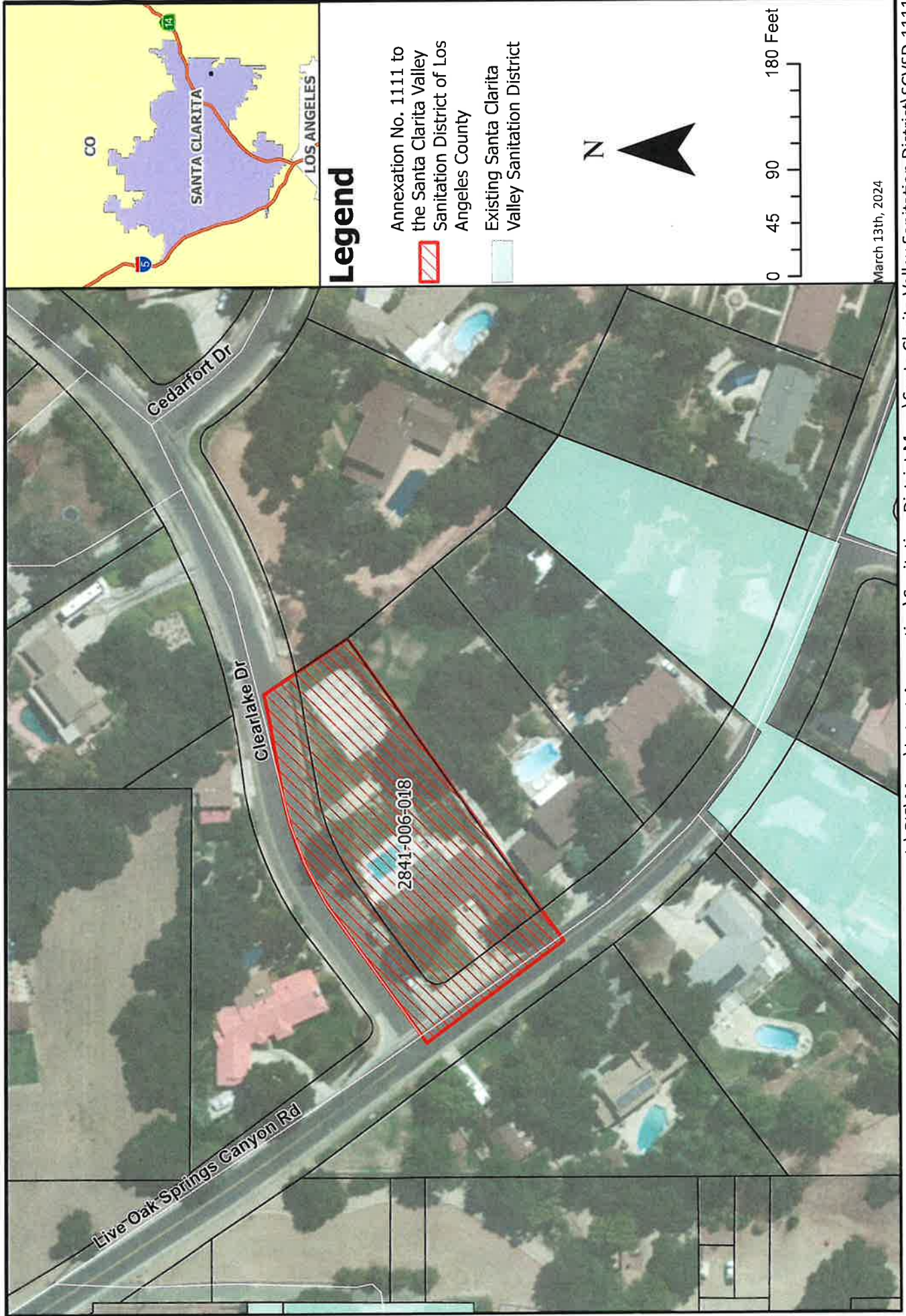
ABSENT:

MOTION PASSES: 0/0/0

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

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

Annexation No. 1111 to the Santa Clarita Valley Sanitation District of Los Angeles County



Staff Report

March 13, 2024

Agenda Item No. 6.k.

Annexation No. 1117 to the Santa Clarita Valley Sanitation District of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	0.65± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution:	May 15, 2023
Application Filed with LAFCO:	June 1, 2023
Certificate of Filing	February 22, 2024
Location:	The affected territory is located on the north side of Beneda Lane approximately 120 feet east of Stonehill Way.
City/County:	City of Santa Clarita.
Affected Territory:	The affected territory is residential. The territory consists of one (1) existing single-family home. The topography is flat.
Surrounding Territory:	Surrounding territory is residential.
Landowner:	Nick & John Cappa
Registered Voters:	One (1) registered voter as of January 20, 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 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 Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation, and in its independent judgment on the record determines that the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning and the extension of services to the existing facilities would have the capacity to only serve the existing facilities. A Categorical Exemption was adopted by the Santa Clarita Valley Sanitation District of Los Angeles County, as lead agency, on May 15, 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 February 22, 2024. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, March 13, 2024.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668:

a. Affected population, territory and adjacent areas:

The existing population is one (1) resident as of January 20, 2022. The population density is 1.54 persons per acre.

The estimated future population is one (1) resident (no anticipated change).

The affected territory is 0.65+/- acres. The affected territory is residential. The territory consists of one (1) existing single-family home.

The assessed valuation is \$361,202 as of January 20, 2022.

The per capita assessed valuation is \$361,202.

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 drainage basins on or near the affected territory.

The affected territory is surrounded by populated areas on all sides.

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

b. Governmental Services and Controls:

The affected territory includes one (1) existing 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 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 (14 fwy), which is approximately 4,000 feet southeast from the affected territory.

h. *Consistency with Plans:*

The proposal is consistent with the existing City's General Plan designation of Urban Residential 1 (UR1).

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 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 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 Urban Residential 1 (UR1).

The proposal is consistent with the existing City's zoning designation of Urban Residential 1 (UR1).

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 Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation, and in its independent judgment on the record determines that the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning and the extension of services to the existing facilities would have the capacity to only serve the existing facilities.

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. 1117 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. 1117 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 0.65± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1117 to the Santa Clarita Valley Sanitation District of Los Angeles County"; and

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

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

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

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

WHEREAS, the Executive Officer set the item for consideration for March 13, 2024 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on March 13, 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(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning and the extension of services to the existing facilities would have the capacity to only serve the existing facilities.
2. Pursuant to Government Code § 56662(a), the Commission hereby finds and determines that:
 - a. The territory encompassed by the annexation is uninhabited; and
 - b. Pursuant to Government Code §§ 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

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

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

- 3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
- 4. The affected territory consists of 0.65± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1117 to the Santa Clarita Valley Sanitation District of Los Angeles County".

- 5. Annexation No. 1117 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 13th day of March 2024.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

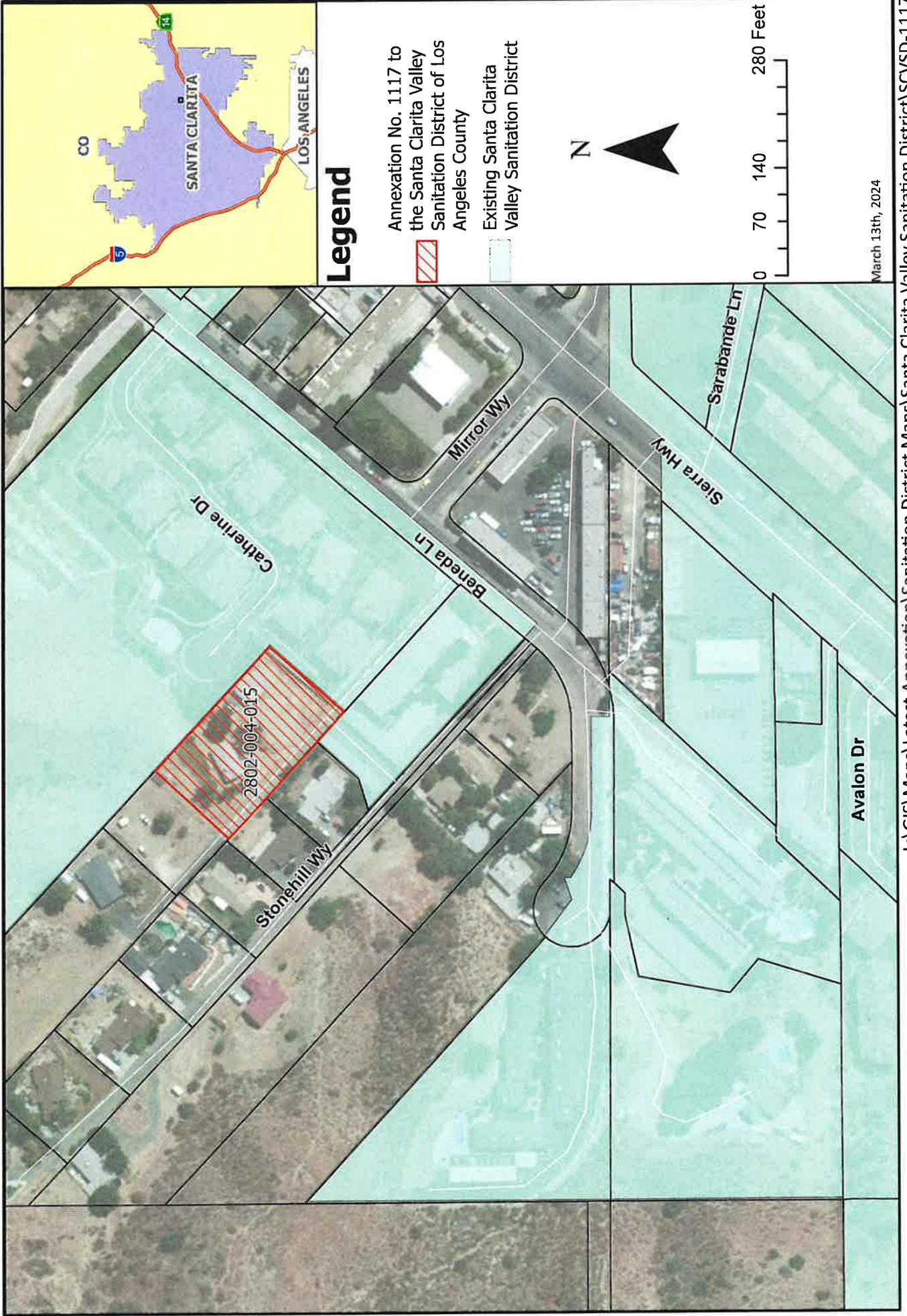
ABSENT:

MOTION PASSES: 0/0/0

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

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

Annexation No. 1117 to the Santa Clarita Valley Sanitation District of Los Angeles County



Staff Report

March 13, 2024

Agenda Item No. 6.l.

Annexation No. 1118 to the Santa Clarita Valley Sanitation District of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	0.69± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution:	May 15, 2023
Application Filed with LAFCO:	June 1, 2023
Certificate of Filing	February 22, 2024
Location:	The affected territory is located on the northeast corner of Scherzinger Lane and Sierra Highway.
City/County:	City of Santa Clarita.
Affected Territory:	The affected territory is commercial. The territory consists of one (1) existing medical clinic. The topography is flat.
Surrounding Territory:	Surrounding territory is commercial.
Landowner:	NBPPK LLC
Registered Voters:	Zero (0) registered voters as of February 23, 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 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 agendized the Proposal on the Commission "Consent Item(s)" portion of the Agenda as Agenda Item 6.1.

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(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning and the extension of services to the existing facilities would have the capacity to only serve the existing facilities. A Categorical Exemption was adopted by the Santa Clarita Valley Sanitation District of Los Angeles County, as lead agency, on May 15, 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 February 22, 2024. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, March 13, 2024.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668:

a. Affected population, territory and adjacent areas:

The existing population is zero (0) residents as of February 23, 2022.

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 0.69+/- acres. The affected territory is commercial. The territory consists of one (1) existing medical clinic.

The assessed valuation is \$289,650 as of February 23, 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 drainage basins on or near the affected territory.

The affected territory is surrounded by populated areas on all sides.

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

b. Governmental Services and Controls:

The affected territory includes one (1) existing medical clinic 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 Antelope Valley Freeway (14 Fwy), which is approximately 3,500 feet northwest from the affected territory.

h. *Consistency with Plans:*

The proposal is consistent with the existing City's General Plan designation of Community Commercial (CC).

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 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 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 Community Commercial (CC).

The proposal is consistent with the existing City's zoning designation of Community Commercial (CC).

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 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 Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation, and in its independent judgment on the record determines that the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning and the extension of services to the existing facilities would have the capacity to only serve the existing facilities.

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. 1118 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. 1118 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 0.69± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1118 to the Santa Clarita Valley Sanitation District of Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for one (1) existing medical clinic; 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 March 13, 2024 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on March 13, 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(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning and the extension of services to the existing facilities would have the capacity to only serve the existing facilities.
2. Pursuant to Government Code § 56662(a), the Commission hereby finds and determines that:
 - a. The territory encompassed by the annexation is uninhabited; and
 - b. Pursuant to Government Code §§ 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

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

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

3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 0.69± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1118 to the Santa Clarita Valley Sanitation District of Los Angeles County".

5. Annexation No. 1118 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 13th day of March 2024.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

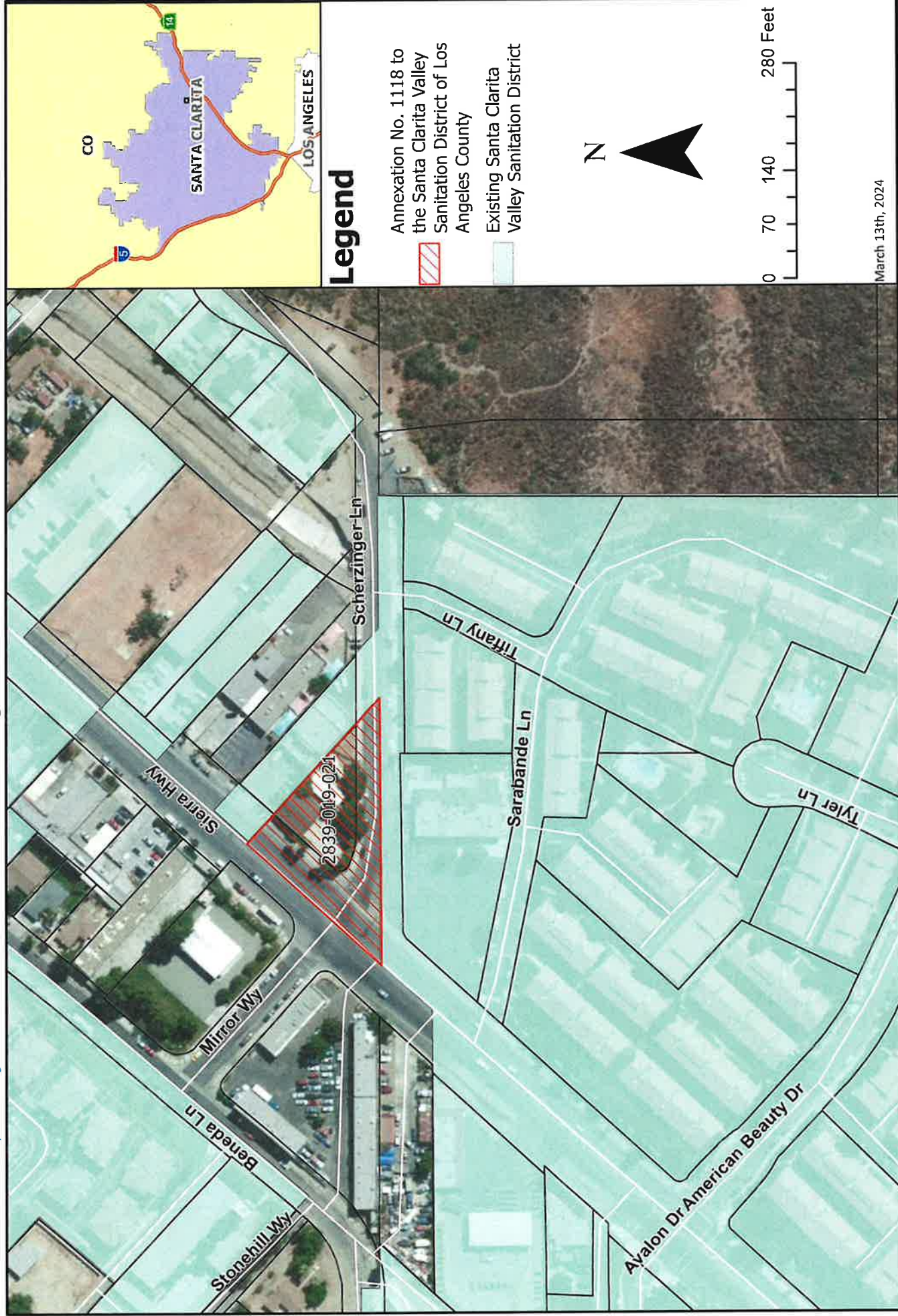
ABSENT:

MOTION PASSES: 0/0/0

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

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

Annexation No. 1118 to the Santa Clarita Valley Sanitation District of Los Angeles County



Staff Report

March 13, 2024

Agenda Item No. 6.m.

Annexation No. 1119 to the Santa Clarita Valley Sanitation District of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	0.9± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution:	May 15, 2023
Application Filed with LAFCO:	June 1, 2023
Certificate of Filing	February 22, 2024
Location:	The affected territory is located on the southwest corner of Sierra Highway and Sierra Cross Avenue
City/County:	City of Santa Clarita.
Affected Territory:	The affected territory is commercial. The territory consists of one (1) existing office building. The topography is flat.
Surrounding Territory:	Surrounding territory is commercial.
Landowner:	Pure Autism Counseling Center
Registered Voters:	Zero (0) registered voters as of April 18, 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 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.m.

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(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning and the extension of services to the existing facilities would have the capacity to only serve the existing facilities. A Categorical Exemption was adopted by the Santa Clarita Valley Sanitation District of Los Angeles County, as lead agency, on May 15, 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 February 22, 2024. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, March 13, 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 April 18, 2022.

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 0.9+/- acres. The affected territory is commercial. The territory consists of one (1) existing office building.

The assessed valuation is \$323,122 as of April 18, 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 drainage basins on or near the affected territory.

The affected territory is surrounded by populated areas on all sides.

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

b. Governmental Services and Controls:

The affected territory includes one (1) existing office building 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 Antelope Valley Freeway (14 Fwy), which is approximately 3,500 feet northwest from the affected territory.

h. *Consistency with Plans:*

The proposal is consistent with the existing City's General Plan designation of Community Commercial (CC).

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 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 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 Community Commercial (CC).

The proposal is consistent with the existing City's zoning designation of Community Commercial (CC).

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 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 Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation, and in its independent judgment on the record determines that the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning and the extension of services to the existing facilities would have the capacity to only serve the existing facilities.

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. 1119 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. 1119 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 0.9± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1119 to the Santa Clarita Valley Sanitation District of Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for one (1) existing office building; 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 March 13, 2024 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on March 13, 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(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning and the extension of services to the existing facilities would have the capacity to only serve the existing facilities.
2. Pursuant to Government Code § 56662(a), the Commission hereby finds and determines that:
 - a. The territory encompassed by the annexation is uninhabited; and
 - b. Pursuant to Government Code §§ 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

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

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

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

- 4. The affected territory consists of 0.9± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1119 to the Santa Clarita Valley Sanitation District of Los Angeles County".

- 5. Annexation No. 1119 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 13th day of March 2024.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

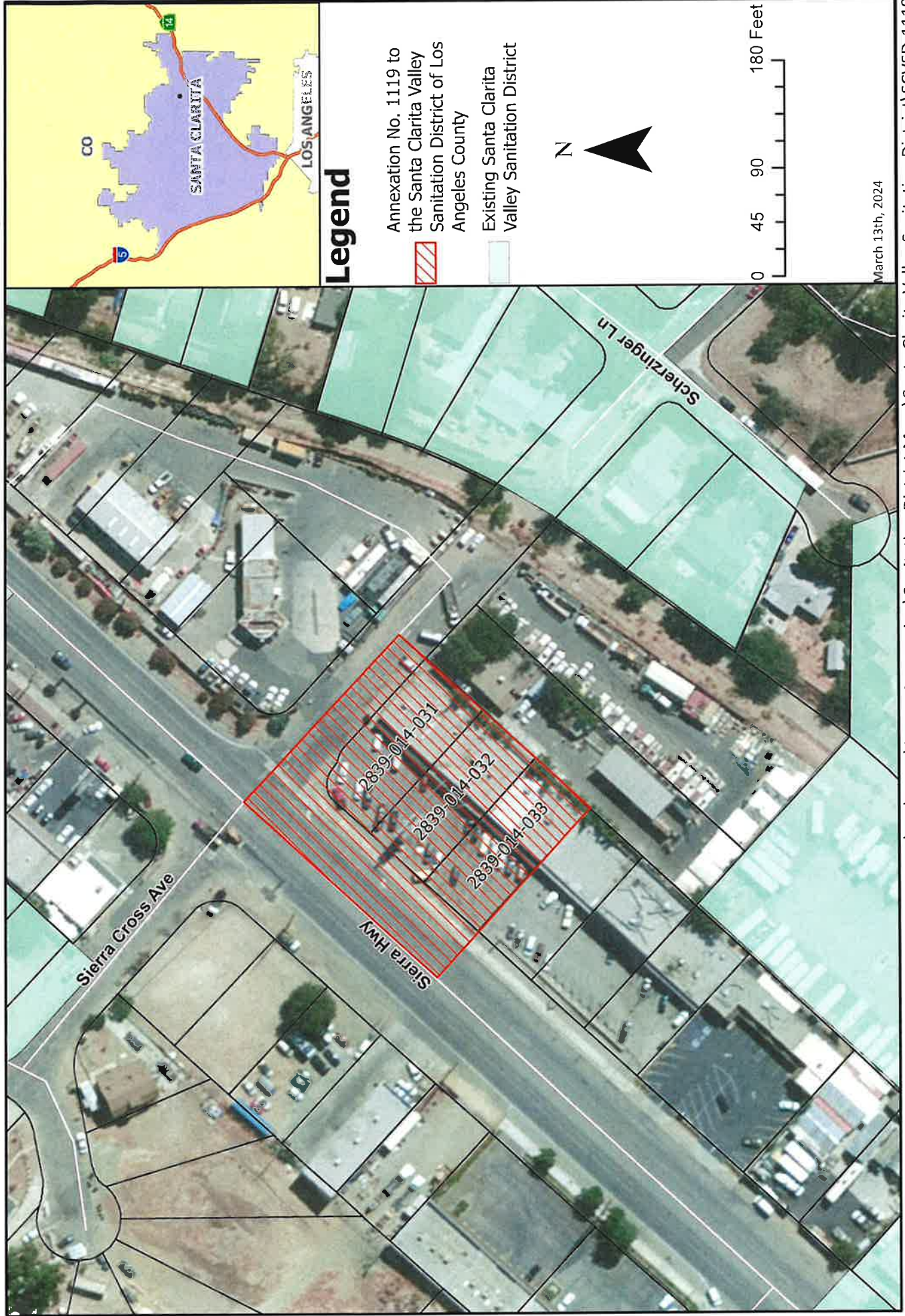
ABSENT:

MOTION PASSES: 0/0/0

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

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

Annexation No. 1119 to the Santa Clarita Valley Sanitation District of Los Angeles County



Staff Report

March 13, 2024

Agenda Item No. 7.a.

Proposed Draft Budget for Fiscal Year 2024-25

Background

Government Code Section 56381 requires the Commission to adopt a proposed budget for the upcoming fiscal year (July 1 to June 30) by May 1st and a final budget by June 15th of each year. The Commission is further required to hold a noticed public hearing for both the proposed and final budget, and to distribute copies of the proposed and final budget to 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. The public hearing notice for the March 13, 2024 and April 10, 2024 meetings for the budget was posted in the Daily Journal on February 7, 2024.

Proposed Draft Budget

The Final Budget for the current fiscal year, FY 2023-24, was adopted at \$1,776,843 by the Commission on April 12, 2023. The Draft Budget for FY 2024-25 proposes a negligible increase over last year's adopted budget, to \$1,863,065. This represents the first increase since FY 2022-23.

Proposed Assessments

The overall Proposed Draft Budget for FY 2024-25 anticipates a slight increase of approximately 5% to the LAFCO apportionment collected in the current fiscal year (FY 2024-25).

The proposed budget includes a placeholder for Municipal Service Reviews (MSRs), increased costs from insurance rate premiums, scheduled salary increases affected by CPI, and additional costs in various budgetary categories associated with historical and recent rate inflation increases.

Further explanation on budget categories of interest is included below.

Expenditures

There are three expenditure categories in the LAFCO Budget, consisting of Salaries and Benefits, Office Expenses, and Professional Services. Over the current year adopted budget (FY 2023-24), the Proposed Draft Budget includes an increase in Salaries and Benefits of approximately 4.5%, an increase in Office Expenses of approximately 5.4%, and an increase in Professional Services of approximately 6.5%. Overall, the proposed expenditures result in a 4.85% increase over last year's budget.

Employee Salaries (50001): The proposed amount accounts for current salaries as well as contractually-required cost of living increases for most employees (anticipated at this time to be three-percent), which will take effect July 1, 2024.

Employer Paid Pension Contributions (50015): As a LACERA participatory agency, LAFCO is subject to employer paid pension contribution rate increases, which LACERA

will provide LAFCO in fall of 2024. A placeholder of increased employer contribution rates of 1% is included in the proposed budget.

Accrued vacation and sick time cashout (50016): This budget line item accounts for staff's conversion of leave balances to compensation. The cashout of vacation and sick time reduces the Commission's Compensated Absences liability. The increase in this line item reflected anticipated cashout requests for next fiscal year (2024-25), consistent with the cashout requested in the current fiscal year (2023-24).

Insurance (Health, Disability, Life) (50019): This account includes health, disability, and life insurance, and is subject to increases outside of the Commission's control.

Payroll Taxes (50020): Payroll are a percentage of salaries. This budget line item was increased to reflect current salaries as well as contractually-required cost of living increases which will take effect on July 1, 2024.

Other Post-Employment Benefits (OPEB)—Existing Retirees (50022): The proposed budget for FY 2024-25 reflects actual OPEB invoices for the current fiscal year.

Rent (50025): Fiscal Year 2023-24 represents the first year since the lease renewal in 2021, that LAFCO paid a full year of rent and CAM (common area maintenance) charges. The proposed budget includes a modest 3% increase to CAMs after an increase of nearly 100% in January of 2024.

Property/Liability Insurance (50032): Due to reinsurance loads for wildfire capacity/exposure, inverse condemnation claims, employment practice claims, and general increases in costs/services for claims experienced by our carrier, LAFCO's premium is increasing by approximately 15% in FY 2024-25 compared to the current fiscal year (2023-24).

Information Technology/Programming (50040): Expenses in this category are primarily for the routine maintenance of office computer equipment. In addition, a nominal amount is included for services required outside of the routine monthly maintenance.

Postage (50054): The proposed budget for this category reflects the amount of postage required for public hearing notices and costs for the use of expedited mail carrier services. The amount budgeted for the upcoming fiscal year (2024-25) is consistent with the projected year end expenses for the current fiscal year (2023-24).

Auto Reimbursement (50060): Since the Commission converted eligible staff's auto reimbursements to salary, this budget category is no longer necessary (and will be removed in future budgets).

Audit/Financial Statements (50077.2): The cost is consistent with the amount quoted for auditing services, approved previously by the Commission.

Contract Services (50078): This account is used for miscellaneous services for various contracts. An OPEB Valuation is included in the proposed budget.

Municipal Service Reviews (MSRs) (50081): The proposed budget includes a placeholder, in the event LAFCO retains a consultant to prepare an MSR or MSRs.

Revenues

Filing Fees (40005): As with each year's budget, the actual number of proposals (applications) filed is entirely outside of staff control. The amount of fees included in this year's proposed budget is more aligned with the projected year end revenue for the current fiscal year (2023-24).

Interest Income (40008): This account is used for interest income earned for funds held in the County of Los Angeles Treasury.

Local Agency Apportionment

With respect to the assessments upon the County of Los Angeles, the City of Los Angeles, the other eighty-seven (87) cities, and the fifty-one (51) independent special districts within the County of Los Angeles, staff proposes nominal increase of approximately 5% to LAFCO apportionment collected in the current fiscal year (2023-24).

Staff notes that the County Auditor-Controller allocates LAFCO apportionments upon public agencies based upon annual revenues reported in each agency's Annual Report submitted to the State Controller's Office. For this reason, and because reported revenues change on an annual basis, an individual agency's apportionment may change slightly, even in years when the overall LAFCO appointment remains unchanged.

Conclusion: The Proposed Draft Budget for FY 2024-25 would allow the Commission to fulfill its purpose and statutory obligations in the upcoming fiscal year.

In the coming months, the Commission will be presented with an Other-Post-Employment-Benefits Actuarial Valuation as of June 30, 2023. Based on the valuation report, the Commission should consider allocating additional funds to the Commission's OPEB Trust fund in FY 2025-26.

Staff Recommendation:

1. Open the budget hearing, receive public comments, and close the budget hearing;
2. Approve the attached Proposed Draft Budget for Fiscal Year 2024-25;
3. Pursuant to Government Code Section 56381, direct staff to forward the Proposed Budget for Fiscal Year 2024-25 to the County of Los Angeles, as well as the eighty-eight (88) cities and fifty-one (51) independent special districts in Los Angeles County, for their comment; and
4. Set April 10, 2024, for hearing on adoption of the Recommended Final Budget for Fiscal Year 2024-25.

Enclosure: Proposed Draft Budget for Fiscal Year 2024-25 Spreadsheet

PROPOSED DRAFT BUDGET FOR FISCAL YEAR 2024-25

ACCT. #	ACCOUNT NAME	ADOPTED FINAL BUDGET FY 2023-24	PROJECTED YEAR END (PYE) FY 2023-24	PROPOSED DRAFT BUDGET FY 2024-25	Proposed % Variance From FY 2023-24 Adopted Budget
*Adopted 4/12/23					
EXPENSES					
50000	Salaries and Employee Benefits				
50001	Employee Salaries	\$ 870,000	\$ 841,982	\$ 875,000	0.6%
50015	Employer Paid Pension Contribution	208,200	210,284	220,000	5.7%
50016	Accrued vacation and sick cashout	13,000	28,398	30,000	130.8%
50017	Commissioner Stipends	20,000	20,000	20,000	0.0%
50018	Worker's Compensation Insurance	11,000	11,000	16,000	45.5%
50019	Insurance (Health, Disability, Life)	148,682	151,924	168,000	13.0%
50020	Payroll Taxes	17,000	17,000	17,000	0.0%
50022	OPEB - Existing Retirees	21,000	21,630	22,000	4.8%
Total Salaries & Employee Benefits		\$ 1,308,882	\$ 1,302,218	\$ 1,368,000	4.5%
50000A	Office Expense				
50025	Rent	\$ 133,500	\$ 138,422	\$ 146,100	9.4%
50026	Communications	10,000	10,000	10,000	0.0%
50027	Supplies	6,000	6,000	6,000	0.0%
50029	Computer Software	8,000	8,000	8,000	0.0%
50030	Equipment lease	5,500	5,500	5,500	0.0%
50031	Employee & Guest Parking Fees	8,600	8,600	8,600	0.0%
50032	Property/Liability Insurance	22,500	22,500	25,000	11.1%
50033	Agency Membership Dues	15,200	15,200	15,600	2.6%
50040	Information Technology/Programming	10,000	15,745	12,000	20.0%
50052	Legal Notices	3,000	2,000	3,000	0.0%
50054	Postage	3,000	4,458	5,000	66.7%
50056	Printing/Copy Charges	3,000	2,000	2,000	-33.3%
50057	Conferences/Travel - Commissioners	10,000	5,500	12,000	20.0%
50058	Conference/Travel - Staff	10,000	12,000	12,000	20.0%
50060	Auto Reimbursement	7,000	559	0	-100.0%
50061	Various Vendors	11,000	18,519	15,000	36.4%
50065	Miscellaneous - Other	7,500	2,000	2,000	-73.3%
50067	Misc. Computer Equipment	2,000	2,000	3,000	50.0%
Total Office Expenses		\$ 275,800	\$ 279,003	\$ 290,800	5.4%
50000C	Professional Services				
50076	Legal services	80,000	90,892	95,000	18.8%
50077	Accounting & Bookkeeping	20,000	18,386	20,000	0.0%
50077.2	Audit/Financial Statements	8,160	8,160	8,265	1.3%
50077.1	Payroll Service	9,000	9,000	9,000	0.0%
50078	Contract Services	5,000	2,790	2,000	-60.0%
50081	Municipal Service Reviews	70,000	5,000	70,000	0.0%
Total Professional Services		\$ 192,160	\$ 134,228	\$ 204,265	6.3%
TOTAL EXPENDITURES		\$ 1,776,842	\$ 1,715,449	\$ 1,863,065	4.85%

PROPOSED DRAFT BUDGET FOR FISCAL YEAR 2024-25

ACCT. #	ACCOUNT NAME	ADOPTED FINAL BUDGET FY 2023-24	PROJECTED YEAR END (PYE) FY 2023-24	PROPOSED DRAFT BUDGET FY 2024-25	Proposed % Variance From FY 2023-24 Adopted Budget
*Adopted 4/12/23					
40000	REVENUES				
40005	Filing Fees	\$ 120,000	\$ 90,000	\$ 105,000	-12.5%
40007	Interest Income	15,000	70,000	35,000	133.3%
	Total Revenues	\$ 135,000	\$ 160,000	\$ 140,000	3.7%
	NET OPERATING COSTS	\$ 1,641,842	\$ 1,555,449	\$ 1,723,065	4.9%
	Local Agency Apportionment	FY 2024-25 Final Budget Estimates*			
40001	City of Los Angeles	252,595	252,595	265,091	4.9%
40002	County of Los Angeles	631,479	631,479	662,719	4.9%
40003	Other Cities (87)	378,884	378,884	397,628	4.9%
40004	Special Districts	378,884	378,884	397,628	4.9%
	Total Local Agency Apportionment	\$ 1,641,842	\$ 1,641,842	\$ 1,723,065	4.9%

*Estimates based on FY 2023-24 Billing. Invoices for FY 2024-25 are generated by the County Auditor Controller's Office.

Staff Report

March 13, 2024

Agenda Item No. 10.a.

Request to Support Senate Bill 1209 (Cortese)

Staff is requesting that the Commission take a position supporting Senate Bill 1209 (SB 1209, Cortese), which proposes to amend the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Act) to specifically authorize a local agency formation commission (LAFCO), as a condition for, among other things, 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. A copy of SB 1209 is attached.

Background:

For several decades, most (if not all) LAFCOs (including LA LAFCO) required applicants to sign an indemnification provision as a component of filing a proposal (change of organization or reorganization). In the event of a lawsuit against LAFCO, the applicant would be obligated to defend LAFCO.

In a 2021 court case (*San Luis Obispo Local Agency Formation Commission v. City of Pismo Beach*), the Second District Court of Appeal ruled that the San Luis Obispo LAFCO could not recover attorney fees from an applicant pursuant to an indemnification clause which the LAFCO required the applicant to sign as a condition of approval because the LAFCO had no authority to require the indemnification, stating in relevant part as follows:

Even broadly construed statutes have boundaries. It is the Legislature's responsibility to amend statutes. Courts may not do so under the guise of implied powers.

A city and a developer applied to the San Luis Obispo Local Agency Formation Commission (LAFCO) to annex a parcel of real property to the city. LAFCO denied the application and the city and developer brought an action to challenge that decision. LAFCO prevailed and brought this action to recover attorney fees under an indemnity agreement contained in the annexation application. The trial court granted the city and developer judgment on the pleadings because LAFCO has no authority to require such fees. We affirm.

Because this is a published appellate decision, it establishes a legal precedent which would prevent LA LAFCO from requiring indemnification clauses, whether that is a requirement to file an application or as a condition of approving an application. Although San Luis Obispo LAFCO appealed the decision, the State Supreme Court did not take the case, thereby affirming the appellate court decision.

Once the California Supreme Court refused to consider the matter, members of the CALAFCO Legislative Committee initiated efforts to formulate a legislative solution. Three members of the Legislative Committee (Scott Browne, an attorney with extensive LAFCO experience; Steve Lucas, Executive Officer of Butte LAFCO; and LA LAFCO Executive Officer Paul Novak) drafted proposed legislation. After consulting with attorneys in the Legislature, the original

language was revised. Upon sharing the draft with outside organizations, CALAFCO encountered objections from other stakeholders; for this reason, legislation was not introduced in 2023.

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For more than a year, CALAFCO worked with several stakeholders to address their concerns; based upon that outreach, CALAFCO representatives do not anticipate any significant opposition to a legislative solution granting LAFCOs indemnification authority.

SB 1209:

SB 1209, introduced by Senator Dave Cortese, is sponsored by the California Association of Local Agency Formation Commissions (CALAFCO). Senator Cortese introduced SB 1209 on February 15, 2024. The bill is awaiting the scheduling of a hearing before the Senate Local Government Committee.

Staff notes several arguments in favor of SB 1209:

1. Although the appellate court in *San Luis Obispo Local Agency Formation Commission v. City of Pismo Beach* ruled against SLO LAFCO, the language implied that CALAFCO and LAFCOs were free to pursue legislation granting indemnification authority to LAFCOs. In essence, SB 1209 is the logical successor to the court's implied direction.
2. SB 1209 would grant LAFCOs equivalent indemnification authority to what is currently enjoyed by counties and cities. Pursuant to the State of California State Constitution, cities and counties can require indemnification by exercising their constitutional authority to regulate the health, safety, and welfare of their residents ("police powers"). Further, a provision in the State of California Subdivision Map Act (Government Code § 66474.9) explicitly authorizes cities and counties to require indemnification as a condition of accepting an application to subdivide property.
3. Indemnification provisions are common when individuals file land use applications (General Plan amendments, zone changes, conditional use permits, variances, and subdivisions) in cities and counties for proposed development projects. The land-use application forms for most (if not all) cities and counties have a standard indemnification provision in their application forms.
4. Prior to the *San Luis Obispo Local Agency Formation Commission v. City of Pismo Beach*, most (if not all) LAFCOs required applicants to sign an indemnification provision as a component of filing a proposal (change of organization or reorganization). LA LAFCO has had an indemnification provision in its application forms since at least January of 2011; in this time, no applicant has ever challenged the requirement or refused to sign it.
5. Were litigation to be filed against LAFCO over an approval (change of organization, reorganization, or other discretionary action), the party which most stands to benefit by a robust defense of the litigation is the applicant. It is, therefore, appropriate that the beneficiary of the legal defense (the applicant) finance the costs of that litigation rather than LAFCO.
6. In the absence of indemnification, and should a lawsuit be filed against LAFCO, the only funds available to defend the lawsuit are the annual assessments paid by the County of Los

Angeles, the eighty-eight (88) cities in Los Angeles County, and the fifty-three (53) independent special districts in Los Angeles County. There is no justification to require

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that multiple agencies finance the cost of litigation when the benefits of that defense accrue solely to the applicant.

7. The absence of indemnification represents an existential threat to all LAFCOs, nearly all of which lack the financial resources to finance extended litigation, the cost of which could be several hundred thousand dollars or more. In the San Luis Obispo LAFCO case, SLO LAFCO was only able to appeal the trial court ruling because its insurer (the Special District Risk Management Authority) led its defense.

Recommended Action:

Staff recommends that the Commission:

1. Take a “SUPPORT” position on SB 1209, authorize the Chair to sign letters documenting this position, and direct staff to convey this support to legislators, the Governor, and other stakeholders.

Attachments:

- Senate Bill 1209 (Cortese)
- “Indemnify This,” by David J. Ruderman and Aleks R. Giragosian; Colantuono, Highsmith, and Walley; The Sphere, October, 2022.

SENATE BILL**No. 1209****Introduced by Senator Cortese**

February 15, 2024

An act to add Section 56383.5 to the Government Code, relating to local government.

LEGISLATIVE COUNSEL'S DIGEST

SB 1209, as introduced, Cortese. Local agency formation commission: indemnification.

Existing law, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, provides the exclusive authority and procedure for the initiation, conduct, and completion of changes of organization and reorganization for cities and districts, except as specified. The act continues in existence in each county a local agency formation commission (LAFCO) that consists of members appointed, as specified, and oversees those changes of organization and reorganization. The act authorizes a LAFCO to, among other things, review and approve with or without amendment, wholly, partially, or conditionally, or disapprove proposals for changes of organization or reorganization, as specified.

This bill would authorize a LAFCO to require, as a condition for, among other things, 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.

Vote: majority. Appropriation: no. Fiscal committee: no.
State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. Section 56383.5 is added to the Government
2 Code, to read:
3 56383.5. The commission may require, as a condition for
4 processing a change of organization or reorganization, a sphere
5 amendment or a sphere update, or any other action or determination
6 requested from the commission, that the applicant agrees to defend,
7 indemnify, and hold harmless the commission, its agents, officers,
8 and employees from any claim, action, or proceeding against the
9 commission, its agents, officers, or employees arising from or
10 relating to the action or determination by the commission.

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INDEMNIFY THIS!

Written by: David J. Ruderman and Aleks R. Giragosian, Colantuono, Highsmith & Whatley, PC

Introduction

If LAFCo denies an annexation application, then wins in court when the applicant sues over the denial, can LAFCo require the applicant to pay LAFCo's attorneys' fees to defend the lawsuit? No, said the Second District Court of Appeal in its published decision this March in *San Luis Obispo Local Agency Formation Commission v. City of Pismo Beach* ("SLO LAFCo").¹ The SLO LAFCo case has the potential to impact all LAFCOs' ability to require an applicant to indemnify LAFCo for its decision on a change of organization, reorganization, or sphere of influence amendment.

Background

In SLO LAFCo, the City of Pismo Beach and a developer applied to LAFCo to annex property to Pismo Beach for a housing development. The application form required the applicants to indemnify LAFCo for "any claim, action or proceeding ... asserted by any person or entity, including the Applicant, arising out of or in connection with the application."²

The Commission denied the annexation application and the developer sued LAFCo, challenging the denial. The Commission prevailed in the lawsuit and sought to recover \$400,000 in attorneys' fees from the developer and Pismo Beach under the indemnity provision on the application form, which required applicants to indemnify LAFCo even for lawsuits the applicants themselves bring.

The trial court denied the Commission recovery of its fees. In SLO LAFCo, the Court of Appeal affirmed, concluding LAFCo cannot seek attorneys' fees from applicants after it denies an application because it is not expressly permitted under the LAFCo law,



Cortese-Knox-Hertzberg. "Even broadly construed statutes have boundaries," the Court stated. "It is the Legislature's responsibility to amend statutes. Courts may not do so under the guise of implied powers."³

The SLO LAFCo court found the only provisions of Cortese-Knox-Hertzberg that allow the Commission to impose fees are Government Code sections 56383 and 66016, which allow LAFCOs to charge fees for processing applications through a certificate of completion. These sections only contemplate fees necessary for the administrative process, not post-decision court proceedings like those SLO LAFCo sought under its indemnity. The Court further found LAFCOs have no implied power to require an indemnity and the indemnity provision was not a valid contract because the applicant received nothing in exchange, i.e., no consideration.⁴ In conclusion, the Court invited SLO LAFCo to ask the Legislature for a fix to its inability to recover its attorneys' fees.⁵

What This Means for LAFCOs

While the Court of Appeal's language is broad, SLO LAFCo does not prevent LAFCOs from requesting applicants voluntarily sign indemnification agreements. Most applicants will because they have a practical interest in defending LAFCo from challenges to the requested change of organization. This will ensure that, if sued, LAFCo does not simply default or settle around the applicant rather than defend its decision. Similarly, LAFCo may be able to require indemnification as a condition of approval since

"...SLO LAFCo does not prevent LAFCOs from requesting applicants voluntarily sign indemnification agreements."

(Continued on page 6)

INDEMNIFY THIS!

(Continued from page 5)

approval could constitute adequate consideration to support the indemnification obligation, though the *SLO LAFCo* court implied this might not be the case.⁶ However, both these scenarios apply only if LAFCo **approves** the requested change of organization. When LAFCo denies an application, *SLO LAFCo* holds that it cannot require the applicant to pay for LAFCo's defense. This is particularly true when the party challenging LAFCo's decision is the applicant itself, as was the case in *SLO LAFCo*. Thus, if your Commission denies an application for a change of organization, reorganization, or sphere of influence amendment and is sued by the applicant, LAFCo cannot require the applicant to bear the cost of the LAFCo's defense.

SLO LAFCo exposes the limits of LAFCo authority under Cortese-Knox-Hertzberg. A legislative fix may be worth considering, as the *SLO LAFCo* court suggested. Unlike cities or counties, which can impose indemnification obligations under their police power or based on express statutory authority in particular areas of land use practice, such as challenges to approvals under the Subdivision Map Act,⁷ LAFCOs have no such authority. Without the ability to shift the cost of defense to applicants, the cities, counties and (where they are represented on LAFCo) special districts that fund LAFCo will ultimately be required to cover these costs if not covered by LAFCo's risk pool.

Unless or until there is a legislative fix, LAFCOs should be cognizant of the limits *SLO LAFCo* imposes on the Commission's decision regarding denials. They should review their budgeted contingency or general reserve funds and consider increasing them to ensure LAFCo has adequate funds to defend against a challenge to a Commission's decision to deny an application.

¹ (2021) 61 Cal.App.5th 595, reh'g denied (Mar. 22, 2021), review denied (June 16, 2021).

² *Id.* at p. 599, emphasis added.

³ *Id.* at p. 598.

⁴ *Id.* at pp. 600–602.

⁵ *Id.* at p. 602 ("LAFCO's remedy is with the Legislature").

⁶ *Id.* at p. 600 ("LAFCO has a statutory duty to accept all completed applications (§ 56658, subd. (e)) and to review and approve or disapprove the application (§ 56375, subd. (a)(1))").

⁷ Gov. Code, § 66474.9, subd. (b).

DATES TO REMEMBER

2023 CALAFCO Staff Workshop

April 26-28

Ironstone Vineyards, Murphys, California
Hosted by Calaveras, Nevada, and Placer LAFCOs

2023 CALAFCO Annual Conference

October 18-20
Monterey, California

2024 CALAFCO Annual Conference

October 16-18
Fish Camp, California

Staff Report

March 13, 2024

Agenda Item No. 10.b.

Request to Support Assembly Bill 3277 (Assembly Local Government Committee)

Staff is requesting that the Commission take a position supporting Assembly Bill 3277 (AB 3277, Assembly Local Government Committee). A copy of AB 3277 is attached.

Every year, the California Association of Local Agency Formation Commissions (CALAFCO) solicits LAFCOs for suggestions to make changes to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Act). Upon the review and approval of the CALAFCO Legislative Committee, these suggestions are submitted to staff of the Assembly Local Government Committee and Legislative Counsel for review. Once they have approved, the suggestions are formulated into the Omnibus Bill. The Omnibus, sponsored annually by the Assembly Local Government Committee, allows CALAFCO and LAFCOs to propose technical changes to the Act.

Although the CALAFCO Legislative Committee entertained several suggested changes, only one item made it through the staff and Legislative Counsel review process. The proposed change, submitted by Executive Officer Paul Novak, would simplify a process involving the proposed formation of a new special district.

The Assembly Local Government Committee introduced AB 3277 on February 27, 2024.

Recommended Action:

Staff recommends that the Commission:

1. Take a "SUPPORT" position on AB 3277, authorize the Chair to sign letters documenting this position, and direct staff to convey this support to legislators, the Governor, and other stakeholders.

Attachments:

- Assembly Bill 3277 (Assembly Local Government Committee)

ASSEMBLY BILL**No. 3277****Introduced by Committee on Local Government**

February 27, 2024

An act to amend Section 56810 of the Government Code, relating to local government.

LEGISLATIVE COUNSEL'S DIGEST

AB 3277, as introduced, Committee on Local Government. Local agency formation commission: districts: property tax.

Existing law, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, establishes the sole and exclusive authority and procedures for the initiation, conduct, and completion of changes of organization and reorganization for cities and districts. Existing law requires proceedings for the formation of a district to be conducted as authorized by the principal act of the proposed district, and authorizes the local agency formation commission in each county to serve as the conducting authority, as specified. Existing law requires a commission to determine the amount of property tax revenue to be exchanged by an affected local agency, as specified, if the proposal includes the formation of a district, as defined.

This bill would, instead, require a commission to determine the amount of property tax revenue to be exchanged by an affected local agency if the proposal includes the formation of a district and the applicant is seeking a share of the 1% ad valorem property taxes. By adding to the duties of a local agency formation commission, the bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.

Vote: majority. Appropriation: no. Fiscal committee: yes.
State-mandated local program: yes.

The people of the State of California do enact as follows:

1 SECTION 1. Section 56810 of the Government Code is
2 amended to read:

3 56810. (a) (1) If the proposal includes the incorporation of a
4 city, as defined in Section 56043, the commission shall determine
5 the amount of property tax revenue to be exchanged by the affected
6 local agency pursuant to this section and Section 56815.

7 (2) If the proposal includes the formation of a district, as defined
8 in Section 2215 of the Revenue and Taxation Code, *and if the*
9 *applicant is seeking a share of the 1 percent ad valorem property*
10 *taxes*, the commission shall determine the amount of property tax
11 to be exchanged by the affected local agency pursuant to this
12 section.

13 (b) The commission shall notify the county auditor of the
14 proposal and the services which the new jurisdiction proposes to
15 assume within the area, and identify for the auditor the existing
16 service providers within the area subject to the proposal.

17 (c) If the proposal would not transfer all of an affected agency's
18 service responsibilities to the proposed city or district, the
19 commission and the county auditor shall do all of the following:

20 (1) The county auditor shall determine the proportion that the
21 amount of property tax revenue derived by each affected local
22 agency pursuant to subdivision (b) of Section 93 of the Revenue
23 and Taxation Code bears to the total amount of revenue from all
24 sources, available for general purposes, received by each affected
25 local agency in the prior fiscal year. For purposes of making this
26 determination and the determination required by paragraph (3),
27 "total amount of revenue from all sources available for general
28 purposes" means the total amount of revenue which an affected

1 local agency may use on a discretionary basis for any purpose and
2 does not include any of the following:

3 (A) Revenue which, by statute, is required to be used for a
4 specific purpose.

5 (B) Revenue from fees, charges, or assessments which are levied
6 to specifically offset the cost of particular services and do not
7 exceed the cost reasonably borne in providing these services.

8 (C) Revenue received from the federal government which is
9 required to be used for a specific purpose.

10 (2) The commission shall determine, based on information
11 submitted by each affected local agency, an amount equal to the
12 total net cost to each affected local agency during the prior fiscal
13 year of providing those services which the new jurisdiction will
14 assume within the area subject to the proposal. For purposes of
15 this paragraph, "total net cost" means the total direct and indirect
16 costs that were funded by general purpose revenues of the affected
17 local agency and excludes any portion of the total cost that was
18 funded by any revenues of that agency that are specified in
19 subparagraphs (A), (B), and (C) of paragraph (1).

20 (3) The commission shall multiply the amount determined
21 pursuant to paragraph (2) for each affected local agency by the
22 corresponding proportion determined pursuant to paragraph (1) to
23 derive the amount of property tax revenue used to provide services
24 by each affected local agency during the prior fiscal year within
25 the area subject to the proposal. The county auditor shall adjust
26 the amount described in the previous sentence by the annual tax
27 increment according to the procedures set forth in Chapter 6
28 (commencing with Section 95) of Part 0.5 of Division 1 of the
29 Revenue and Taxation Code, to the fiscal year in which the new
30 city or district receives its initial allocation of property taxes.

31 (4) For purposes of this subdivision, in any county in which,
32 prior to the adoption of Article XIII A of the California
33 Constitution, and continuing thereafter, a separate fund or funds
34 were established consisting of revenues derived from the
35 unincorporated area of the county and from which fund or funds
36 services rendered in the unincorporated area have been paid, the
37 amount of property tax revenues derived pursuant to paragraph
38 (3), may, at the discretion of the commission, be transferred to the
39 proposed city over a period not to exceed 12 fiscal years following
40 its incorporation. In determining whether the transfer of the amount

1 of property tax revenues determined pursuant to paragraph (3)
2 shall occur entirely within the fiscal year immediately following
3 the incorporation of the proposed city or shall be phased in over
4 a period not to exceed 12 full fiscal years following the
5 incorporation, the commission shall consider each of the following:

6 (A) The total amount of revenue from all sources available to
7 the proposed city.

8 (B) The fiscal impact of the proposed transfer on the transferring
9 agency.

10 (C) Any other relevant facts which interested parties to the
11 exchange may present to the commission in written form.

12 The decision of the commission shall be supported by written
13 findings setting forth the basis for its decision.

14 (d) If the proposal would transfer all of an affected agency's
15 service responsibilities to the proposed city or district, the
16 commission shall request the auditor to determine the property tax
17 revenue generated for the affected service providers by tax rate
18 area, or portion thereof, and transmit that information to the
19 commission.

20 (e) The executive officer shall notify the auditor of the amount
21 determined pursuant to paragraph (3) of subdivision (c) or
22 subdivision (d), as the case may be, and, where applicable, the
23 period of time within which and the procedure by which the
24 transfer of property tax revenues will be effected pursuant to
25 paragraph (4) of subdivision (c), at the time the executive officer
26 records a certificate of completion pursuant to Section 57203 for
27 any proposal described in subdivision (a), and the auditor shall
28 transfer that amount to the new jurisdiction.

29 (f) The amendments to this section enacted during the 1985–86
30 Regular Session of the Legislature shall apply to any proposal
31 described in subdivision (a) for which a certificate of completion
32 is recorded with the county recorder on or after January 1, 1987.

33 (g) For purposes of this section, "prior fiscal year" means the
34 most recent fiscal year for which data on actual direct and indirect
35 costs and revenues needed to perform the calculations required by
36 this section are available preceding the issuance of the certificate
37 of filing.

38 (h) An action brought by a city or district to contest any
39 determinations of the county auditor or the commission with regard
40 to the amount of property tax revenue to be exchanged by the

1 affected local agency pursuant to this section shall be commenced
2 within three years of the effective date of the city's incorporation
3 or the district's formation. These actions may be brought by any
4 city that incorporated or by any district that formed on or after
5 January 1, 1986.

6 (i) This section applies to any city that incorporated or district
7 that formed on or after January 1, 1986.

8 (j) The calculations and procedures specified in this section
9 shall be made prior to and shall be incorporated into the
10 calculations specified in Section 56815.

11 SEC. 2. If the Commission on State Mandates determines that
12 this act contains costs mandated by the state, reimbursement to
13 local agencies and school districts for those costs shall be made
14 pursuant to Part 7 (commencing with Section 17500) of Division
15 4 of Title 2 of the Government Code.