

**Voting Members**

Donald Dear  
Chair

Gerard McCallum  
1st Vice-Chair

Margaret Finlay  
2nd Vice-Chair

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

**Alternate Members**

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

**Staff**

Paul Novak  
Executive Officer

Adriana Romo  
Deputy Executive Officer

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

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

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

**Revised**

*Please note correspondence added to 7.a., 9.a. and 9.b.  
Links are attached to the prior Agenda.*

# COMMISSION MEETING

## LOCAL AGENCY FORMATION COMMISSION

Wednesday, February 14<sup>th</sup>, 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.

\*\*\*\*\*

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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: 2538 981 1151 (English)**

**Password: 782542**

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

<https://lacountyboardofsupervisors.webex.com/lacountyboardofsupervisors/j.php?MTID=m3080f655e9588283be78051ece537025>

**Password: public**

**TO PROVIDE WRITTEN PUBLIC COMMENT:**

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

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

**1. CALL MEETING TO ORDER**

- a. Commissioner(s) request to participate remotely pursuant to Government Code § 54953.(f)(2): Commissioner Francine Oschin requests to participate remotely for the February 14, 2024 Meeting (today).

**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 January 10, 2024.
- b. Approve Operating Account Check Register for the month of December, 2023 and January, 2024.
- c. Receive and file Update on Pending Proposals.
- d. Legislative Update
- e. Executive Officer's Written Report
- f. Information Item(s) – Government Code § 56751 (city proposal). (None.)
- g. Information Item(s) – Government Code § 56857 (district proposal).

- i. Annexation No. 2023-16 to the Los Angeles County Waterworks District No. 40, Antelope Valley.
- h. Miscellaneous Communications.
  - i. CALAFCO Newsletter January 2024.
- i. Annexation No. 442 to the County Sanitation District No. 22 of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.
- j. Annexation No. 765 to the County Sanitation District No. 21 of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.
- k. Annexation No. 767 to the County Sanitation District No. 21 of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.
- l. Annexation No. 770 to the County Sanitation District No. 21 of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.
- m. Annexation No. 438 to the County Sanitation District No. 22 of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.
- n. Annexation No. 440 to the County Sanitation District No. 22 of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.
- o. Annexation No. 441 to the County Sanitation District No. 22 of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.

**7. PUBLIC HEARING(S)**

- 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, and Mitigated Negative Declaration.

**8. PROTEST HEARING(S)**

- a. None.

**9. OTHER ITEMS**

- a. Status of Annexation No. 2023-07 to the City of Duarte (Commission requested from the meeting of June 14, 2023)
- b. Annexation No. 2021-10 to the City of Bradbury, and California Environmental Quality Act (CEQA) exemption (continued from the meetings of June 14, 2023, and April 12, 2023).
- c. Fiscal Year 2023-24 Mid-Year Budget Status
- d. Fiscal Year 2023-24 Mid-Year Investment Status Report

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

- a. None.

**11. COMMISSIONERS' REPORT**

Commissioners' questions for staff, announcements of upcoming events and opportunity

for Commissioners to briefly report on their LAFCO-related activities since last meeting.

12. **EXECUTIVE OFFICER’S REPORT**

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

13. **PUBLIC COMMENT**

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

14. **FUTURE MEETINGS**

March 13, 2024

April 10, 2024

May 8, 2024

15. **ADJOURNMENT**



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1. **CALL MEETING TO ORDER**

- a. Commissioner(s) request to participate remotely pursuant to Government Code § 54953.(f)(2): Commissioner Francine Oschin requests to participate remotely for the February 14, 2024 Meeting (today).

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**

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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 January 10, 2024.
- b. Approve Operating Account Check Register for the month of December, 2023 and January, 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.)
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  - i. Annexation No. 2023-16 to the Los Angeles County Waterworks District No. 40, Antelope Valley.
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- o. Annexation No. 441 to the County Sanitation District No. 22 of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.

7. **PUBLIC HEARING(S)**

- 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, and Mitigated Negative Declaration.

8. **PROTEST HEARING(S)**

- a. None.

9. **OTHER ITEMS**

- a. Status of Annexation No. 2023-07 to the City of Duarte (Commission requested from the meeting of June 14, 2023)
- b. Annexation No. 2021-10 to the City of Bradbury, and California Environmental Quality Act (CEQA) exemption (continued from the meetings of June 14, 2023, and April 12, 2023).
- c. Fiscal Year 2023-24 Mid-Year Budget Status
- d. Fiscal Year 2023-24 Mid-Year Investment Status Report

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

- a. None.

11. **COMMISSIONERS' REPORT**

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

12. **EXECUTIVE OFFICER'S REPORT**

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13. **PUBLIC COMMENT**

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14. **FUTURE MEETINGS**

March 13, 2024

April 10, 2024

May 8, 2024

15. **ADJOURNMENT**



**DRAFT**

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

January 10, 2024

Present:

Donald Dear, Chair

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

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

Paul Novak, Executive Officer  
Tiffani Shin, Legal Counsel

Absent:

John Lee

Michael Davitt, Alternate  
Hilda Solis, Alternate

Vacant:

City of Los Angeles, Alternate Member

## 1 CALL MEETING TO ORDER

The meeting was called to order at 9:04 a.m. as both an in-person and virtual meeting.

The following item was called up for consideration:

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

The Commission took the following action:

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

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

The Executive Officer (EO) indicated that Commissioner Ali was participating in the meeting remotely, pursuant to Government Code Section 54953(b) at a location fully accessible to the public and equipped with a speaker phone such that any comments or testimony could be given by anyone present at that location, including by any members of the public. Commissioner Ali confirmed verbally that he could hear the Commission meeting well, and further confirmed that there were no members of the public there with him at the teleconference location.

## 2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Dear.

## 3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

The EO read an announcement, asking if any Commissioners had received a campaign contribution that would require disclosure or any other issue requiring recusal from any item on today's agenda (None).

## ANNOUNCEMENTS

The EO announced that the original agenda for today's meeting was posted on the LAFCO website on Tuesday, December 12, 2023; and posted at the Kenneth Hahn Hall of Administration on Tuesday, December 12, 2023; in accordance with State law.

The EO indicated that the revised agenda was posted on the LAFCO website on Wednesday,

January 3, 2024; and posted at the Kenneth Hahn Hall of Administration on Wednesday, January 3, 2024; and at the Compton Unified School District located at 501 Santa Fe Avenue, Compton, California, 90221, on Thursday January 4, 2024; in accordance with State law.

[Commissioner Horvath arrived at 9:08 a.m.]

#### 4 SWEARING-IN OF SPEAKER(S)

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

#### WELCOMING NEW COMMISSIONERS

Chair Dear introduced new Commissioner Lindsey Horvath, Los Angeles County Supervisor representing the Third District. Commissioner Horvath's term expires in May of 2026. Chair Dear also welcomed new Commissioner Wendy Celaya as the Alternate Public Member. Commissioner Celaya's term will expire in May of 2024.

#### 5 PUBLIC COMMENT

(None).

#### 6 CONSENT ITEM(S)

The Commission took the following action:

- a. Approved Minutes of November 8, 2023.

MOTION:	Finlay	SECOND:	Barger	APPROVED:	7-0-1
AYES:	Barger, Finlay, Lewis, McCallum, Mirisch, Oschin, Dear				
NOES:	None.				
ABSTAIN:	Horvath				
ABSENT:	Lee				

The Commission took the following actions:

- b. Approved Operating Account Check Register for the month of November 2023.
- c. Received and filed update on Pending Proposals.
- d. Legislative Update.
- (None).
- e. Received and filed the Executive Officer's Written Report.

MOTION: Finlay                      SECOND: Barger                      APPROVED: 8-0-0  
AYES: Barger, Finlay, Horvath, Lewis, McCallum, Mirisch, Oschin, Dear  
NOES: None.  
ABSTAIN: None.  
ABSENT: Lee

The Commission took the following action:

- f. Information Item(s) – Government Code § 56751 (city proposal).
  - i. Annexation No. 2023-19 to the City of Industry (Amendment to the City of Industry Sphere of Influence).

MOTION: Lewis                      SECOND: Barger                      APPROVED: 8-0-0  
AYES: Barger, Finlay, Horvath, Lewis, McCallum, Mirisch, Oschin, Dear  
NOES: None.  
ABSTAIN: None.  
ABSENT: Lee

The Commission took the following actions:

- g. Received and filed Information Item(s) – Government Code § 56857 (district proposal).
  - i. Annexation No. 2023-14 to the Los Angeles County Waterworks District No. 40, Antelope Valley.
- h. Miscellaneous Communications.
  - i. Letter of December 4, 2023 from Executive Officer Paul Novak to Rosio Perez of TRPF 80 South Lake Avenue LP concerning LAFCO's decision to remain in its current office space through February, 2027.
  - ii. Letter of November 8, 2023 from Commission Chair Don Dear to the Los Angeles County Board of Supervisors in support of the Draft Los Angeles County Water Plan.

MOTION: Finlay                      SECOND: Barger                      APPROVED: 8-0-0  
AYES: Barger, Finlay, Horvath, Lewis, McCallum, Mirisch, Oschin, Dear  
NOES: None.  
ABSTAIN: None.  
ABSENT: Lee



7 PUBLIC HEARING(S)

(None).

8 PROTEST HEARING(S)

(None).

9 OTHER ITEMS

The following item was called up for consideration:

- a. Independent Auditor's Report for Fiscal Year 2022-23.

Shannon Ayala of Davis Farr presented audit finding to the Commission. Ms. Ayala concluded that it was a clean audit which identified no errors, deficiencies, nor concerns relative to the financial statements for Fiscal Year 2022-23.

The Commission took the following action:

- Received and filed the enclosed Independent Auditor's Report, audited financial statements, and associated documents for Fiscal Year 2022-23, ending June 30, 2023.

MOTION: Finlay                      SECOND: McCallum                      APPROVED: 8-0-0  
AYES: Barger, Finlay, Horvath, Lewis, McCallum, Mirisch, Oschin, Dear  
NOES: None.  
ABSTAIN: None.  
ABSENT: Lee

9 OTHER ITEMS

The following item was called up for consideration:

- b. Procurement and Reporting Policy Annual Report for 2023.

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

The Commission took the following action:

- Received and filed the Procurement and Reporting Policy Annual Report for 2023.

MOTION: Barger                      SECOND: Horvath                      APPROVED: 8-0-0  
AYES: Barger, Finlay, Horvath, Lewis, McCallum, Mirisch, Oschin, Dear  
NOES: None.  
ABSTAIN: None.  
ABSENT: Lee

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

(None).

#### 11 COMMISSIONERS' REPORT

(None).

#### 12 EXECUTIVE OFFICER'S REPORT

The EO noted that with recent appointments, the Commission is now up to fourteen (14) Commissioners, consisting of nine (9) voting members and five (5) alternate members. LAFCO staff indicated that they continue to communicate with representatives of Los Angeles City Council President Paul Krekorian, requesting that he appoint an alternate City member.

The EO indicated that the election to appoint a special district voting member has commenced and will conclude in late April. This position, currently held by Commission Chair Don Dear, is for a four-year term starting May of 2024.

The Commission took the following action:

- Received and filed the Executive Officer's Verbal Report.

The Commission made the following motion:

MOTION: McCallum                      SECOND: Lewis                      APPROVED: 8-0-0  
AYES: Barger, Finlay, Horvath, Lewis, McCallum, Mirisch, Oschin, Dear  
NOES: None.  
ABSTAIN: None.  
ABSENT: Lee

### 13 PUBLIC COMMENT

(None). Commissioner Ali again confirmed there were no members of the public present at his location.

### 14 FUTURE MEETINGS

February 14, 2024

March 13, 2024

April 10, 2024

### 15 ADJOURNMENT

Chair Dear adjourned the in-person and virtual meeting at 9:22 a.m.

Respectfully submitted,

Paul Novak, AICP  
Executive Officer

10:46 AM

02/05/24

Accrual Basis

# LA LAFCO

## Register Report

### December 2023

Type	Date	Num	Name	Paid Through	Amount	Balance
<b>Dec 23</b>						
Check	12/04/2023	WIRE	TRPF 80 South Lak...		-11,234.44	-11,234.44
Bill Pmt -Check	12/07/2023	11723	County Counsel		-46,239.40	-57,473.84
Bill Pmt -Check	12/07/2023	11724	CTS Clouds LLC		-1,035.00	-58,508.84
Check	12/11/2023	DD	Wells Fargo*		-20.41	-58,529.25
Bill Pmt -Check	12/14/2023	11725	ATT		-247.44	-58,776.69
Bill Pmt -Check	12/14/2023	11726	Canon Financial Ser...		-587.64	-59,364.33
Bill Pmt -Check	12/14/2023	11727	Certified Records M...		-1,585.07	-60,949.40
Bill Pmt -Check	12/14/2023	11728	Charter Communica...		-447.90	-61,397.30
Bill Pmt -Check	12/14/2023	11729	Eide Bailly		-71.25	-61,468.55
Bill Pmt -Check	12/14/2023	11730	FedEx		-18.40	-61,486.95
Bill Pmt -Check	12/14/2023	11731	LACERA-OPEB		-1,807.88	-63,294.83
Bill Pmt -Check	12/14/2023	11732	MetLife*		-1,011.00	-64,305.83
Bill Pmt -Check	12/14/2023	11733	Yvonne Green CPA		-337.50	-64,643.33
Bill Pmt -Check	12/14/2023	11734	County of Los Angel...		-56,059.56	-120,702.89
Bill Pmt -Check	12/14/2023	11735	Delta Dental*		-2,939.40	-123,642.29
Bill Pmt -Check	12/14/2023	11736	Deltacare		-150.36	-123,792.65
Bill Pmt -Check	12/14/2023	11737	Kaiser*		-20,307.66	-144,100.31
Bill Pmt -Check	12/14/2023	11738	Wells Fargo-Elite C...		-192.55	-144,292.86
Check	12/15/2023	DD	Ambar De La Torre		-2,852.07	-147,144.93
Check	12/15/2023	DD	Douglass S Dorado		-4,019.92	-151,164.85
Check	12/15/2023	DD	Adriana L Flores		-1,311.75	-152,476.60
Check	12/15/2023	DD	Taylor J Morris		-2,496.03	-154,972.63
Check	12/15/2023	DD	Paul A Novak		-6,297.51	-161,270.14
Check	12/15/2023	DD	Alisha O'Brien		-2,794.79	-164,064.93
Check	12/15/2023	DD	Adriana Romo		-4,419.23	-168,484.16
Check	12/15/2023	DD	Federal Tax Deposit		-6,837.92	-175,322.08
Check	12/15/2023	DD	State Income Tax		-1,904.26	-177,226.34
Check	12/15/2023	DD	Paychex		-77.68	-177,304.02
Bill Pmt -Check	12/18/2023	11739	Allied Public Risk		-5,041.00	-182,345.02
Bill Pmt -Check	12/28/2023	11740	FedEx		-77.65	-182,422.67
Bill Pmt -Check	12/28/2023	11741	LACERA		-26,101.00	-208,523.67
Bill Pmt -Check	12/28/2023	11742	SP Plus Corporation		-630.00	-209,153.67
Bill Pmt -Check	12/28/2023	11743	The Lincoln National		-326.18	-209,479.85
Check	12/29/2023	DD	Federal Tax Deposit		-10,459.97	-219,939.82
Check	12/29/2023	DD	State Income Tax		-2,947.28	-222,887.10
Check	12/29/2023	DD	Ambar De La Torre		-2,852.06	-225,739.16
Check	12/29/2023	DD	Douglass S Dorado		-3,890.13	-229,629.29
Check	12/29/2023	DD	Adriana L Flores		-1,311.76	-230,941.05
Check	12/29/2023	DD	Taylor J Morris		-2,496.04	-233,437.09
Check	12/29/2023	DD	Paul A Novak		-7,573.73	-241,010.82
Check	12/29/2023	DD	Paul A Novak		-6,807.32	-247,818.14
Check	12/29/2023	DD	Alisha O'Brien		-2,794.80	-250,612.94
Check	12/29/2023	DD	Adriana Romo		-4,419.23	-255,032.17
Check	12/29/2023	DD	Paychex		-80.00	-255,112.17
<b>Dec 23</b>					<b>-255,112.17</b>	<b>-255,112.17</b>

10:03 AM

02/05/24

Accrual Basis

# LA LAFCO

## Register Report

### January 2024

Type	Date	Num	Name	Paid Through	Amount	Balance
<b>Jan 24</b>						
Check	01/04/2024	WIRE	TRPF 80 South Lak...		-11,963.40	-11,963.40
Bill Pmt -Check	01/11/2024	11744	LACERA-OPEB		-1,817.68	-13,781.08
Bill Pmt -Check	01/11/2024	11745	Certified Records M...		-1,585.07	-15,366.15
Bill Pmt -Check	01/11/2024	11746	Charter Communica...		-447.90	-15,814.05
Bill Pmt -Check	01/11/2024	11747	CTS Clouds LLC		-1,035.00	-16,849.05
Bill Pmt -Check	01/11/2024	11748	Quadient Leasing U...		-501.22	-17,350.27
Bill Pmt -Check	01/11/2024	11749	Wells Fargo-Elite C...		-489.76	-17,840.03
Bill Pmt -Check	01/11/2024	11750	Yvonne Green CPA		-312.50	-18,152.53
Check	01/12/2024	DD	Federal Tax Deposit		-6,623.33	-24,775.86
Check	01/12/2024	DD	State Income Tax		-1,853.96	-26,629.82
Check	01/12/2024	DD	Ambar De La Torre		-2,863.18	-29,493.00
Check	01/12/2024	DD	Douglass S Dorado		-3,918.01	-33,411.01
Check	01/12/2024	DD	Adriana L Flores		-1,472.16	-34,883.17
Check	01/12/2024	DD	Taylor J Morris		-2,518.17	-37,401.34
Check	01/12/2024	DD	Paul A Novak		-6,452.89	-43,854.23
Check	01/12/2024	DD	Alisha O'Brien		-2,817.58	-46,671.81
Check	01/12/2024	DD	Adriana Romo		-4,428.57	-51,100.38
Bill Pmt -Check	01/24/2024	11751	ATT		-244.62	-51,345.00
Bill Pmt -Check	01/24/2024	11752	Canon Financial Ser...		-222.93	-51,567.93
Bill Pmt -Check	01/24/2024	11753	County Counsel		-8,652.23	-60,220.16
Bill Pmt -Check	01/24/2024	11754	Eide Bailly		-1,308.00	-61,528.16
Bill Pmt -Check	01/24/2024	11755	FedEx		0.00	-61,528.16
Bill Pmt -Check	01/24/2024	11756	Meijun		-300.00	-61,828.16
Bill Pmt -Check	01/24/2024	11757	The Lincoln National		-326.18	-62,154.34
Bill Pmt -Check	01/24/2024	11758	FedEx		-143.27	-62,297.61
Bill Pmt -Check	01/24/2024	11759	FedEx		-24.73	-62,322.34
Bill Pmt -Check	01/26/2024	11760	LACERA		-21,928.03	-84,250.37
Bill Pmt -Check	01/26/2024	11761	Los Angeles County...		-160.00	-84,410.37
Bill Pmt -Check	01/26/2024	11762	SP Plus Corporation		-630.00	-85,040.37
Check	01/30/2024	DD	Federal Tax Deposit		-7,043.38	-92,083.75
Check	01/30/2024	DD	State Income Tax		-1,979.17	-94,062.92
Check	01/30/2024	DD	Ambar De La Torre		-2,863.18	-96,926.10
Check	01/30/2024	DD	Douglass S Dorado		-3,918.01	-100,844.11
Check	01/30/2024	DD	Adriana L Flores		-1,622.91	-102,467.02
Check	01/30/2024	DD	Taylor J Morris		-2,518.17	-104,985.19
Check	01/30/2024	DD	Paul A Novak		-6,452.88	-111,438.07
Check	01/30/2024	DD	Alisha O'Brien		-2,817.57	-114,255.64
Check	01/30/2024	DD	Adriana Romo		-5,251.70	-119,507.34
Check	01/30/2024	DD	Micah J Ali		-138.52	-119,645.86
Check	01/30/2024	90269...	Kathryn Barger		-132.67	-119,778.53
Check	01/30/2024	DD	Anthony E Bell		-138.52	-119,917.05
Check	01/30/2024	DD	Donald Dear		-138.52	-120,055.57
Check	01/30/2024	90269...	Margaret E Finlay		-138.52	-120,194.09
Check	01/30/2024	DD	Robert W Lewis		-138.52	-120,332.61
Check	01/30/2024	DD	Gerard McCallum II		-138.52	-120,471.13
Check	01/30/2024	DD	John A Mirisch		-138.52	-120,609.65
Check	01/30/2024	DD	Francine Oschin		-138.52	-120,748.17
Check	01/30/2024	DD	Paychex		-112.49	-120,860.66
<b>Jan 24</b>					<b>-120,860.66</b>	<b>-120,860.66</b>

AGENDA ITEM NO. 6.c. February 14th, 2024 PENDING PROPOSALS As of February 5th, 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 February 14, 2024	11/29/2021	Unknown
20	DD	Annexation No. 2021-09 to the City of Whittier	City of Whittier	58± acres of inhabited territory. The affected territory is located along Whittier Blvd. between interstate 605 and Sorensen Ave, adjacent to the City of Whittier.	Notice of Filing sent 12-22-21 Incomplete Filing: property tax transfer resolution, limiting addresses map and list, approved map and geographic description, and BOE fees	12/13/2021	Unknown



		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
21	DD	Reorganization No. 2019-04 to the City of La Verne	Saint George Properties, LLC	19.44± acres of uninhabited territory. The affected territory is located north of Baseline Road and Japonica Avenue, adjacent to the City of La Verne.	agneda February 14, 2024	12/21/2021	Mar-2024
22	DD	Reorganization No. 2021-11 to the City of Los Angeles	Television City Studios, LLC	64± acres of uninhabited territory. The affected territory is located south of the intersection of Beverly Blvd and Genesee Ave, surrounded by the City of Los Angeles.	Notice of Filing sent 3-9-22: property tax transfer resolution, 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 unincorporated Los Angeles County.	Notice of Filing Sent 10-19-22 Incomplete filing: property tax transfer resolution.	10/13/2022	Unknown
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.	Notice of Filing Sent 10-19-22 Incomplete filing: property tax transfer resolution.	10/13/2022	Unknown
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.	Notice of Filing Sent 11-22-22 Incomplete filing: property tax transfer resolution.	11/21/2022	Unknown
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.	Notice of Filing Sent 11-22-22 Incomplete filing: property tax transfer resolution.	11/21/2022	Unknown
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.	Notice of Filing Sent 03-14-23 Incomplete filing: property tax transfer resolution.	3/14/2023	Unknown



		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 Lamornette Street, all within the City of Claremont.	Notice of Filing Sent 03-14-23 Incomplete filing: property tax transfer resolution.	3/14/2023	Unknown
37		Annexation No. 2023-01 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Robert Sarkissian	The application proposes to annex approximately 78.97± acres of uninhabited territory to the Los Angeles County Waterworks District No. 40, Antelope Valley. The affected territory is located southwest of the intersection of Blackbird Way and Lockheed Way, in the City of Palmdale.	Notice of Filing sent 2-15-23 Incomplete filing: property tax transfer resolution, map and geographic description	2/15/2023	Unknown
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 Nickie 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.	Notice of Filing Sent 04-18-23 Incomplete filing: property tax transfer resolution is missing.	4/5/2023	Unknown
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, approved map and geographic description	4/24/2023	Unknown
42	AOB	Annexation No. 2023-03 to the Los Angeles County Waterworks District No. 40, Antelope Valley	San Yu Enterprises (NorthPoint Development)	160 acres of uninhabited territory. The affected territory is generally located at the intersection of 20th Street West and Avenue F, all within the unincorporated County territory.	Notice of Filing Sent 05-09-23 Incomplete filing: property tax transfer resolution, CEQA	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, approved map and geographic description	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	5/31/2003	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.	Notice of Filing sent 6/8/23 Incomplete filing: property tax transfer resolution is missing.	6/1/2023	Unknown
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.	Notice of Filing sent 6/8/23 Incomplete filing: property tax transfer resolution is missing.	6/1/2023	Unknown
53	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1117	Los Angeles County Sanitation Districts	0.85 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.	Notice of Filing sent 06/14/23. Incomplete filing: property tax transfer resolution is missing.	6/1/2023	Unknown
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.	Notice of Filing sent 6/8/23 Incomplete filing: property tax transfer resolution is missing.	6/1/2023	Unknown
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.	Notice of Filing sent 6/8/23 Incomplete filing: property tax transfer resolution is missing.	6/1/2023	Unknown
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 inhabited 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, approved map and geographic description.	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, approved map and description.	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**

**February 14, 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:**

There are two bills awaiting action by Governor Newsom, who has until October 14, 2023 to sign or veto the bills:

- **AB 805 (Arambula):** This bill would authorize the State Water Resources Control Board if funds are available to order the consolidation of sewer service along with an order of consolidation of drinking water systems when both of the receiving and subsumed water systems provide sewer service after the Board consults with the relevant water board and the receiving water system and conducts community outreach to ratepayers and residents served by the receiving and subsumed water systems. Because AB 805 missed critical legislative deadlines in last year's (2023) session, it became a two-year bill and remains active in the current Legislative Session.
- **Future CALAFCO Omnibus Bill (Assembly Local Government Committee):** Although CALAFCO submitted several proposed items for this year's Omnibus Bill, only one made it through ALGC staff and Legislative Counsel review. Staff anticipates that the ALGC will introduce the bill within the next month or two.

#### **Recommended Action:**

Staff recommends that the Commission:

1. Receive and file the Legislative Update.

## **Staff Report**

**February 14, 2024**

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

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

The Executive Officer reports the following:

- Fiscal Year 2023-2024 Budget: Staff anticipates presenting a draft budget to the Commission at the March 13<sup>th</sup> Meeting and a final budget at the April 10<sup>th</sup> Meeting (by law, two public hearings are required). Although the Act requires that the Commission adopt a final budget by June 15<sup>th</sup> of each year, staff deliberately schedules the budget earlier in the year; doing so affords all local public agencies (the County, the cities, and the independent special districts) to plan for 2023-24 assessments as those agencies conduct their respective budget deliberations.

### **Staff Recommendation:**

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

## **Staff Report**

**February 14, 2024**

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

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

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

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

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

#### **Annexation No. 2023-16 to the Los Angeles County Waterworks District No. 40, Antelope Valley**

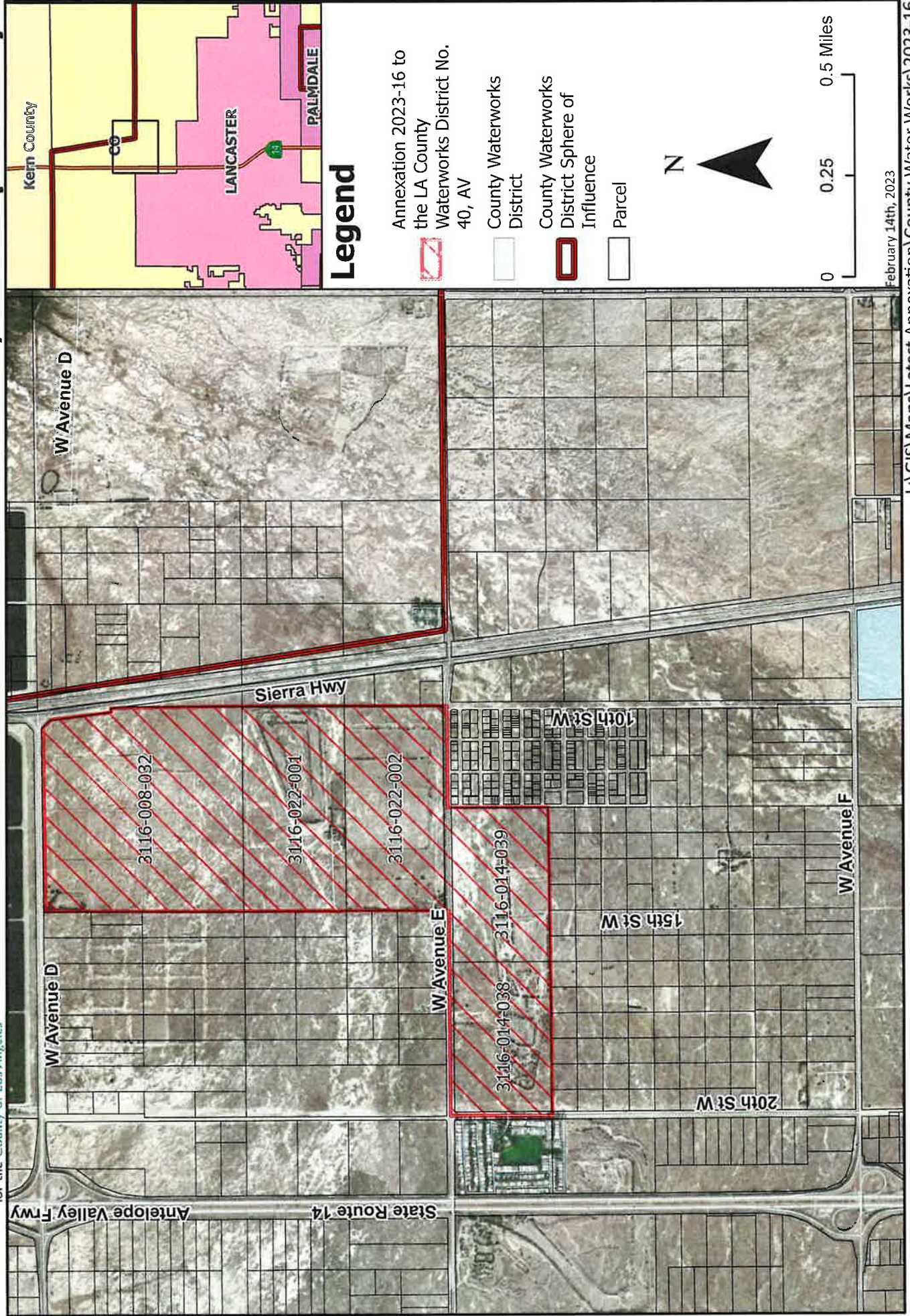
*Description:* Cook Bros., Sierra Highway & Ave D, LLC, Bayshore LLC, all landowners, (NorthPoint Development is working on behalf of all landowners) filed an application to annex 433± acres of vacant land to the Los Angeles County Waterworks District No. 40, Antelope Valley. The project includes future construction of an industrial warehouse building.

*Location:* The project site is generally located at the southwest corner of Sierra Highway and Avenue D, all within the City of Lancaster.

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

**Recommended Action**  
Receive and file.







## FROM THE BOARD CHAIR

**Dear Board of Directors and esteemed  
LAFCO members,**

I am honored by your invitation to serve as the Chair of the CALAFCO Board for 2024. I sincerely appreciate your trust and confidence in me, and I look forward to working with you to advance our organization's mission and vision.

As the Chair of the Board, I will strive to uphold the highest standards of leadership, integrity, and accountability. I will also seek to foster a culture of collaboration, innovation, and excellence among our board members, staff, and stakeholders. I believe that together, we can overcome any challenges and seize any opportunities that may arise in our dynamic environment.

I am excited about the prospects of our organization and the potential impact we can have on our communities and beyond. I am eager to hear your ideas, insights, and feedback on improving our performance and achieving our goals. I invite you to



contact me anytime with your suggestions, concerns, or questions.

Thank you once again for this incredible opportunity. I am grateful to Bill Connelly and would like to thank him for his leadership in 2023. I wish you all a productive and prosperous year ahead.

Sincerely,

**Margie Mohler, Chair**

Watch for our New Look

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



## BOARD BRIEF

Retirements and other circumstances saw five members cycle off the Board after the October elections. Our profoundest thanks go to Southern region reps Jo MacKenzie (San Diego) and Mike Kelley (Imperial), Coastal Region rep Shane Stark (Santa Barbara), Northern region rep Debra Lake (Humboldt), and Central Region rep Daniel Parra (Fresno) for the time and expertise that they devoted to CALAFCO—some of them for many years. We are confident that we will see many of you in future endeavors.

In their place, we were also honored to install the five new members. Southern Region: Kimberly Cox (San Bernardino) and Yxstian Gutierrez (Riverside); Coastal Region: Kenneth Leary (Napa); Northern Region: Gordon Mangel (Nevada); and Central Region: Tamara Wallace (El Dorado). We look forward to the many contributions that we know our new Board members will make to CALAFCO. Welcome aboard, everyone!

While the end and beginning of a year are typically full of holiday happenings, the CALAFCO Board was still hard at work. Actions taken during the December and January meetings included approval of the following items:

- CALAFCO 2024 Legislative Policies and Priorities. (Those were unchanged from 2023.)
- 2024 Board meeting schedule (see the Schedule of Events on page 9 for more information.)
- FY 2024-2025 Member dues (approved with a 3.1% CPI

*(Continued on page 4)*

## BOARD MEMBERS

Margie Mohler, Chair  
Acquanetta Warren, Vice Chair  
Gay Jones, Treasurer  
Black Inscore, Secretary  
Bill Connelly  
Kimberly Cox  
Rodrigo Espinosa  
Yxstian Gutierrez  
Kenneth Leary  
Gordon Mangel  
Michael McGill  
Derek McGregor  
Anita Paque  
Wendy Root Askew  
Josh Susman  
Tamara Wallace

## CALAFCO Staff

René LaRoche, Exec. Director  
Clark Alsop, Legal Counsel  
Stephen Lucas, Exec. Officer  
José Henriquez, Dep. Exec. Ofc.  
Dawn Longoria, Dep. Exec. Ofc.  
Gary Thompson, Dep. Exec. Ofc.  
Jeni Tickler, Administrator



## FROM THE EXECUTIVE DIRECTOR



### Happy 2024!

It absolutely boggles my mind to be saying that because it seems like we just launched into 2023. Where *did* the year go?

As we bid farewell to 2023 and welcome the new year, I am filled with gratitude for the incredible community that is CALAFCO. Your enthusiasm, volunteerism, commitment, and support have made the past year truly remarkable.

We've developed a new brand and have some exciting plans in the pipeline – from our engaging events and enriching workshops, to a new website and staff photo contest – and all are designed to make the CALAFCO experience even more fantastic for our members. Stay tuned for updates and get ready to make this year the best one yet!

Of course, it wouldn't be a new year without a toast! So, here's to new beginnings, shared laughter (and lots of it), and the continued growth of our wonderful association. My wish for each of you is that the year ahead is filled with



accomplishments, health, happiness, and countless reasons to celebrate.

May we all embark on 2024 with boundless energy, fresh perspectives, and a shared spirit of collaboration, and may this year bring you nothing but joy, success, and memorable moments!

Here's to making the new year all that we want it to be!

Happy New Year!!

**René LaRoche, Executive Director**



03 / 09

# BOARD COMMITTEE ASSIGNMENTS

The following Board member committee assignments were made on January 5, 2024:

**AWARDS COMMITTEE:**

Rodrigo Espinosa (Central), Blake Inscore (Northern), Kenneth Leary (Coastal), and Derek McGregor (Southern)

**CONFERENCE COMMITTEE:**

Kenneth Leary (Coastal), Gordon Mangel (Northern), Anita Paque (Central), and Acquanetta Warren (Southern)

**ELECTIONS COMMITTEE:**

Bill Connelly (Northern), Kimberly Cox (Southern), Kenneth Leary (Coastal), and Anita Paque (Central)

**LEGISLATIVE COMMITTEE:**

Bill Connelly (Northern), Yxstian Gutierrez (Southern), Gay Jones (Central), Mike McGill (Coastal), Derek McGregor (Southern), Margie Mohler, Anita Paque, Wendy Root Askew (Coastal), Josh Susman (Northern), and Tamara Wallace (Central)

**AD HOC MODERNIZATION COMMITTEE:**

Gordon Mangel (Northern), Margie Mohler (Coastal), Tamara Wallace (Central), Acquanetta Warren (Southern)

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***BOARD BRIEF, Continued from page 2***

adjustment.)

- Amended CALAFCO Policy 4.5, pertaining to the Legislative Committee (Now defines a quorum as 7 of the Board and Staff voting members, requires the committee to disband within 15 minutes of the start time when no quorum exists, and has been reformatted for easier reading.)
- A new CALAFCO brand.
- Authorization to move association funds into higher yielding accounts.
- Appointment of members to committees.

Additional information for any Board item can be found in the agenda packets posted on the website, or by contacting the Executive Director.



## NEW BRAND UNVEILED

### NEW LOOK

It's here! It's here! After a process that started with our Strategic Planning in February, 2023, we are thrilled to share our revitalized CALAFCO brand! As our first ever professionally designed logo, this brand represents a significant milestone in our journey towards modernization and innovation under Phase I of our Strategic Plan.

Our new brand provides us with a **Refreshed Visual Identity** in a simple, modern design to better represent our professionalism, as well as **Enhanced Messaging** that builds on CALAFCO's new Mission Statement. We've also added a new tag line to better communicate the supportive position that CALAFCO plays for its members.

While operational enhancements have been happening, and continue to happen, behind the scenes, the new logo is our first public-facing change. As such, it also symbolizes our transition into a streamlined, more efficient, and modernized association.

The rebranding will soon be accompanied by a new website, which is currently under development. The new website is expected to complement our new brand with a similar modern aesthetic, while also providing us with the technological platform to take event



registrations, and administer dues and payments.

As the hub for all CALAFCO information and resources, we look forward to enhanced website features that will serve up information with an intuitive and friendly user experience. Watch for that unveiling soon!

Of course, work of this magnitude does not occur in a vacuum. Thank you to the Board of Directors for their effort to develop the 2023-2026 Strategic Plan which outlined rebranding as an action item, as well as for the input they provided to develop the logo Design Brief that guided our consultant, Tara Bravo Mulally with CV Strategies.

Also, our sincere thanks to the EOs who took the polls which provided us with needed feedback.

Finally, special thanks to our Ad Hoc Rebranding Committee members who guided the development of this new brand through multiple meetings, discussions, and polls. Those members were Mike Kelley (Southern), Steve Lucas (Northern), Margie Mohler (Coastal), and Anita Paque (Central).



## YEAR 1 END

2023 marked the end of the first-year of this two year legislative cycle. During the year, a total of 3,030 bills were introduced – 1,974 in the Assembly and 1,056 in the Senate. Of those, CALAFCO reviewed nearly all at least once, tracked 21 bills, and took formal positions on 7 bills.

Support positions were taken by CALAFCO on AB 1753 (Assembly Local Government Committee) which was CALAFCO's Omnibus bill, SB 360 (Blakespear) regarding the California Coastal Commission membership, and SB 878, 879, and 880, the Senate Governance and Finance Committee annual validations.

Positions in Opposition were taken on AB 399 (Boerner) County Water Authority Act, AB 530 (Boerner) the first iteration of the County Water Authority Act bill that missed deadlines, and AB 918 (Garcia) the Imperial County Healthcare District.

The call for legislative proposals went out in July and culminated in the receipt of five new Omnibus proposals. To be Omnibus material, the proposal must seek to institute minor or technical changes that are not of concern to other stakeholders.

The collection of Omnibus proposals was

submitted to the Assembly Local Government Committee Consultant for the 2024 session. However, after review and stakeholder outreach, the Committee Consultant approved only one proposal to move forward.

Consequently, CALAFCO starts 2024 with 10 active bills in tracking (all currently marked as watch, neutral or no position), and an Omnibus bill. Thank you to Joe Serrano (Santa Cruz) for spearheading the Omnibus effort.

## NEW LAWS

**AB 1753 (ALGC) CALAFCO's Omnibus bill** adds two new provisions. The first addition is to Government Code Section 56658(d) where a cross reference to existing Revenue and Taxation Code Section 99 was added. The second change is to GC Sec. 56882, changes "mail" to "transmit" and adds subsection (b), which requires a confirmation of receipt for resolutions transmitted by email or electronic means.

**SB 360 (Blakespear) California Coastal Commission** - Allows members of JPAs, LAFCOs, and the San Diego Association of

*(Continued on page 7)*





The End of the year brought with it the retirement of long-time Imperial EO, Jurg Heuberger - a life change to which Jurg was looking forward! Displaying their characteristic solidarity, Southern Region EOs and staffers traveled to El Centro on December 13th where they wine and dined Jurg, and then hailed him the next day at his last LAFCO meeting. Respect takes many forms, and this display was certainly one of the sweetest! **Congratulations to Jurg on this new journey!**

## Associate Member SPOTLIGHT

### NEW GOLD ASSOCIATE!

Thank you to Planwest Partners for upgrading to a **Gold Membership!**



Planwest Partners provides contract LAFCO staffing services to multiple LAFCOs - and Collette is a regular presenter at workshops and conferences! Many thanks!

Also, **WELCOME** to our new Associate member, **David Scheurich**! David is Staff Chief of Cooperative Fire Protection for CAL FIRE. His primary activities include review and assistance in coordination of Cooperative Fire Protection agreements.



## TRACKS AROUND THE STATE

Only one month into the year and we have two new EOs!

**Congratulations to Paula Graf**, who traded in the "Assistant" mantle to become the new Imperial LAFCO EO on January 1st.

And in Shasta, Krystle Heaney replaces George Williamson who happily stepped aside as EO. **Congratulations, Krystle!**

## NEW LAWS

(Continued from page 6)

Governments to serve on the Coastal Commission.

**AB 557 (Hart) Brown Act teleconferencing** - Revises the rules for teleconferencing during a proclaimed emergency by removing the sunset date, removing references to social distancing, and extending the time between legislative findings of a continued emergency from the previous 30-day period to 45 days. Does not affect regular teleconferencing rules.





## 2023 CONFERENCE – MONTEREY

### "The best conference, yet!"

We heard that refrain repeatedly from attendees during the October, 2023, Annual Conference. But, it's hard NOT to get it right when you've got the location, weather, and volunteers that we had to help put it all together! Thank you to the 40 or so volunteers who had our backs to make everything happen from planning to execution! It definitely takes a village to provide for 270 attendees (nearly 23% higher than our previous high) but you all nailed it!

And, a special thank you to Director Wendy Root Askew, EO Kate McKenna, and the fabulous crew from Monterey LAFCO for providing SOOOO much assistance! You guys rock!

### Award Winners

Of course, the much anticipated highlight of the event was the Achievement Awards that were presented at the Association Dinner on Thursday night. Congratulations to all of our winners!

**OUTSTANDING VOLUNTEER:** *Anita Paque (Calaveras)*

**OUTSTANDING ASSOCIATE MEMBER:** *Colantuono, Highsmith & Whatley*

**OUTSTANDING COMMISSIONER:** *Richard Bettencourt (San Benito)*

**OUTSTANDING LAFCO PROFESSIONAL:** (two-way tie)  
*Andrea Ozdy (Ventura), and José Henriquez (Sacramento)*

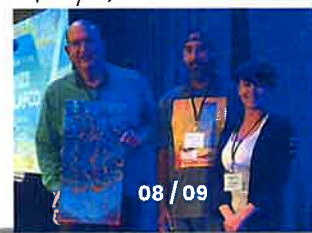
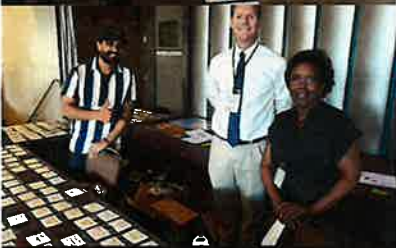
**MIKE GOTCH EXCELLENCE IN PUBLIC SERVICE AWARDS,**

- **AGRICULTURE CATEGORY:** *Napa LAFCO*

- **INNOVATION CATEGORY:** *Tom Cooley (Plumas)*

**LIFETIME ACHIEVEMENT AWARD:** *Dawn Mittleman Longoria (Napa)*

And, a special congratulations to *Commissioner Fred Sheriff* from *Tulare LAFCO* who won the evening's door prize - a spectacular painting donated by Anwar Fonseca. Congrats, Fred!



## SCHEDULE OF UPCOMING EVENTS

*Tenaya Lodge, Fish Camp, CA  
2024 Annual Conference Site*

JANUARY	5	CALAFCO Board of Directors Meeting (Virtual)*
	12	CALAFCO Legislative Committee (Virtual)†
FEBRUARY	16	CALAFCO Legislative Committee (Virtual)†
MARCH	5	CALAFCO U -
	22	CALAFCO Legislative Committee (Virtual)†
APRIL	12	CALAFCO Board of Directors Meeting (Virtual)*
	24-26	CALAFCO Staff Workshop (Pleasanton)
MAY	10	CALAFCO Legislative Committee (Virtual)†
JUNE	14	CALAFCO Legislative Committee (Virtual)†
JULY	12	CALAFCO Legislative Committee (Virtual)†
	19	CALAFCO Board of Directors Meeting (Virtual)*
AUGUST	23	CALAFCO Legislative Committee (Virtual), if needed†
SEPTEMBER		Let's get ready for the Conference!
OCTOBER	16-18	CALAFCO Annual Conference (Yosemite)
	17	CALAFCO Annual Business Meeting (Yosemite)
	18	CALAFCO Board of Directors Meeting (Yosemite)
NOVEMBER	1	CALAFCO Legislative Committee (Virtual)†
DECEMBER	6	CALAFCO Legislative Committee (Virtual), if needed†

\* 10:00 AM Start time  
† 9:00 AM Start time



## **Staff Report**

**February 14, 2024**

**Agenda Item No. 6.i.**

**Annexation No. 442 to the County Sanitation District No. 22 of Los Angeles County**

### **PROPOSAL SUMMARY:**

Size of Affected Territory:	0.42± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 22 of Los Angeles County (District)
Resolution:	March 22, 2023
Application Filed with LAFCO:	April 5, 2023
Certificate of Filing	January 10, 2024
Location:	The affected territory is located on the north side of Covina Hills Road approximately 200 feet west of San Joaquin Road.
City/County:	City of Covina (City).
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:	Barbara Bishoff Trust
Registered Voters:	One (1) registered voter as of March 14, 2022.
Purpose/Background:	For the District to provide off-site sewage disposal service.
Jurisdictional Changes:	The jurisdictional changes that result from this proposal include annexation to the County Sanitation District No. 22 of Los Angeles County.

Within SOI:	Yes. The affected territory is within the County Sanitation District No. 22 Sphere of Influence (SOI).
Waiver of Public Hearing:	Pursuant to Government Code § 56662(a), the Commission may waive notice and the public hearing for the annexation, because the proposal meets all of the following criteria: the affected territory is uninhabited; no affected local agency has submitted a written demand for notice and hearing within ten (10) days following the mailed notice; and all owners of land within the affected territory have given their written consent to the proposal. Staff has therefore agendaized the Proposal on the Commission “Consent Item(s)” portion of the Agenda as Agenda Item 6.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 County Sanitation District No. 22 of Los Angeles County, as lead agency, on March 22, 2023.
Additional Information:	None.

## **CERTIFICATE OF FILING**

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

Upon reviewing the proposal for completeness, and pursuant to the requirements of Government Code § 56658, the Executive Officer issued the COF to the applicant on January 10, 2024. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, February 14, 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 March 14, 2022. The population density is 2.38 persons per acre.

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

The affected territory is 0.42+/- acres. The affected territory is residential. The territory consists of one (1) existing single-family home.

The assessed valuation is \$347,142 as of March 14, 2022.

The per capita assessed valuation is \$347,142.

On November 7, 2023, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a corresponding property tax transfer resolution.

The topography of the affected territory is flat.

There are no natural boundaries within or adjacent to the affected territory.

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

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

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

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

The affected territory includes 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 land conversion.

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

**e. *Agricultural Lands:***

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

**f. *Boundaries:***

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

As a special district annexation, the proposal has no impact on existing city-county boundaries, nor does it create islands or corridors of unincorporated territory.

***g. Regional Transportation Plan:***

The Southern California Association of Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080. The closest highway to the annexation is part of the RTP and SCS's State Highway improved program. The closest highway in the RTP/SCS is the I-10 Freeway, which is approximately 1,600 feet south of the affected territory.

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

The proposal is consistent with the existing City's General Plan designation of Low Density Residential (LDR).

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

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

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

The affected territory is within the Sphere of Influence of the County Sanitation District No. 22 of Los Angeles County.

***j. Comments from Public Agencies:***

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

***k. Ability to Provide Services:***

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

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

There are no known issues regarding water supply or delivery. The City of West Covina provides retail water services.

***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 Low Density Residential (LDR).

The proposal is consistent with the existing City's zoning designation of Single-Family Residential Zone (R-1-10,000).

***p. Environmental Justice:***

The owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond. The proposal makes no representations on exclusions of peoples of any race, culture, income and/or national origins with respect to the location of public facilities and public services, to ensure a healthy environment for all people such that the effects of the pollution are not disproportionately borne by any particular populations or communities.

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

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

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

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

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

***a) District Annexation or City Detachment:***

The proposed action involves a district annexation.



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

The proposed action will be for the interest of the landowners and/or present and/or future inhabitants within the district and within the affected territory.

***(2) Interest of landowners/inhabitants, city detachments:***

The proposed action does not involve a city detachment.

***(3) Any factors which may be considered by the commission provided in Government Code § 56668:***

The Commission has addressed the factors in *Government Code* § 56668, subsections (a) through (q), above.

***(4) Any resolution raising objections to the action that may be filed by an affected agency:***

No affected agency has filed a resolution raising objections to the proposed action.

***(5) Any other matters which the commission deems material:***

There are no additional matters which the commission deems material to the proposed action.

**REGIONAL GROWTH CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668.5:**

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

Regional growth goal and policies were a consideration of the proposed action.

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

None.

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

The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation, and in its independent judgment on the record determines that the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(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 County Sanitation District No. 22 of Los Angeles County which will be for the interest of landowners and/or present and/or future inhabitants within the District and within the annexation territory.

**RECOMMENDED ACTION:**

1. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 442 to the County Sanitation District No. 22 of Los Angeles County.



**RESOLUTION NO. 2024-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 442 TO THE COUNTY SANITATION DISTRICT NO. 22  
OF LOS ANGELES COUNTY"**

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

WHEREAS, the proposed annexation consists of approximately 0.42± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 442 to the County Sanitation District No. 22 of Los Angeles County "; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for one (1) 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 February 14, 2024 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on February 14, 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 local agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

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

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

- 3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
- 4. The affected territory consists of 0.42± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 442 to the County Sanitation District No. 22 of Los Angeles County".

- 5. Annexation No. 442 to the County Sanitation District No. 22 of Los Angeles County is hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.

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

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

- j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation.

6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 22 of Los Angeles County.
7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
8. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*
9. Pursuant to Government Code § 56883, the Executive Officer may make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

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

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

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

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



# Annexation No. 442 to the County Sanitation District No. 22 of L.A. County,



**Staff Report**

**February 14, 2024**

**Agenda Item No. 6.j.**

**Annexation No. 765 to the County Sanitation District No. 21 of Los Angeles County**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	0.75± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 21 of Los Angeles County (District)
Resolution:	November 9, 2022
Application Filed with LAFCO:	November 14, 2022
Certificate of Filing	January 9, 2024
Location:	The affected territory is located on the south side of Annellen Street approximately 300 feet east of Hacienda Boulevard.
City/County:	Los Angeles County unincorporated territory.
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:	Su Kalix
Registered Voters:	Three (3) registered voters as of July 28, 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 County Sanitation District No. 21 of Los Angeles County.



Within SOI:	Yes. The affected territory is within the County Sanitation District No. 21 Sphere of Influence (SOI).
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 County Sanitation District No. 21 of Los Angeles County, as lead agency, on October 26, 2022.
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 January 9, 2024. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, February 14, 2024.

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

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

The existing population is nine (9) residents as of July 28, 2020. The population density is 12 persons per acre.

The estimated future population is nine (9) residents (no anticipated change).

The affected territory is 0.75+/- acres. The affected territory is residential. The territory consists of one (1) existing single-family home.

The assessed valuation is \$589,709 as of July 28, 2020.

The per capita assessed valuation is 65,523.22.

On November 7, 2023, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a corresponding property tax transfer resolution.

The topography of the affected territory is flat.

There are no natural boundaries within or adjacent to the affected territory.

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

The 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 land conversion.

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

**e. *Agricultural Lands:***

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

**f. *Boundaries:***

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

As a special district annexation, the proposal has no impact on existing city-county boundaries, nor does it create islands or corridors of unincorporated territory.

**g. *Regional Transportation Plan:***

The Southern California Association of Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080. The closest highway to the annexation is part of the RTP and SCS's State Highway improved program. The closest highway in the RTP/SCS is the Pomona Freeway (I-60), which is approximately 4,800 feet north of the affected territory.

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

The proposal is consistent with the existing County's General Plan designation of Residential 2 (H2).

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

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

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

The affected territory is within the Sphere of Influence of the County Sanitation District No. 21 of Los Angeles County.

**j. *Comments from Public Agencies:***

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

**k. *Ability to Provide Services:***

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

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

There are no known issues regarding water supply or delivery. The affected territory is within the boundaries of the San Gabriel Valley Water Company which is the local water purveyor.

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

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

**n. *Comments from Landowners, Voters, or Residents:***

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

***o. Land Use Designations***

The proposal is consistent with the existing County's General Plan designation of Residential 2 (H2).

The proposal is consistent with the existing County's zoning designation of Residential Agricultural (R-A-15000).

***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 County of Los Angeles All-Hazard Mitigation Plan (approved May 18, 2020) establishes the County's emergency policies and procedures in the event of a disaster and addresses allocation of resources and protection of the public in the event of an emergency.

The Safety Element of the General Plan for the County of Los Angeles (adopted July 12, 2022) addresses reduction of the potential risk of death, injuries, and economic damages resulting from natural and man-made hazards.

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

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

***a) District Annexation or City Detachment:***

The proposed action involves a district annexation.

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

The proposed action will be for the interest of the landowners and/or present and/or future inhabitants within the district and within the affected territory.

***(2) Interest of landowners/inhabitants, city detachments:***

The proposed action does not involve a city detachment.

***(3) Any factors which may be considered by the commission provided in Government Code § 56668:***

The Commission has addressed the factors in *Government Code* § 56668, subsections (a) through (q), above.

***(4) Any resolution raising objections to the action that may be filed by an affected agency:***

No affected agency has filed a resolution raising objections to the proposed action.

***(5) Any other matters which the commission deems material:***

There are no additional matters which the commission deems material to the proposed action.

**REGIONAL GROWTH CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668.5:**

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

Regional growth goal and policies were a consideration of the proposed action.

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

None.

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

The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation, and in its independent judgment on the record determines that the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(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 County Sanitation District No. 21 of Los Angeles County which will be for the interest of landowners and/or present and/or future inhabitants within the District and within the annexation territory.

**RECOMMENDED ACTION:**

1. Adopt 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. 2024-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR THE COUNTY OF LOS ANGELES**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 765 TO THE COUNTY SANITATION DISTRICT NO. 21**  
**OF LOS ANGELES COUNTY"**

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

WHEREAS, the proposed annexation consists of approximately 0.75± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 765 to the County Sanitation District No. 21 of Los Angeles County "; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for 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 February 14, 2024 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on February 14, 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 local agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

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

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

3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 0.75± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 765 to the County Sanitation District No. 21 of Los Angeles County".

5. Annexation No. 765 to the County Sanitation District No. 21 of Los Angeles County is hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.

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



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

- j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation.

- 6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 21 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 14<sup>th</sup> day of February 2024.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

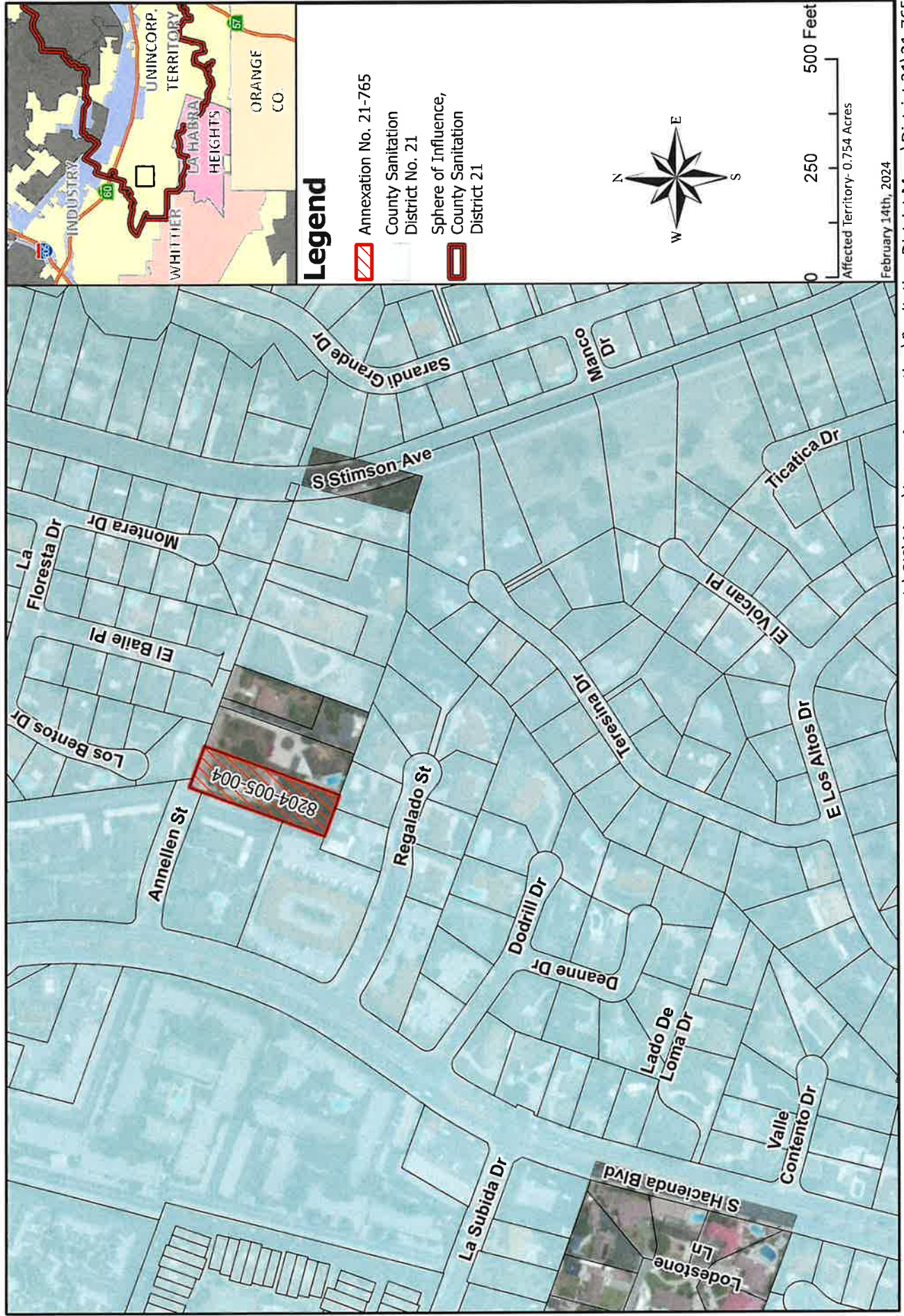
MOTION PASSES: 0/0/0

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

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

# Annexation No. 765 to the County Sanitation District No. 21 of L.A. County,



**Staff Report**

**February 14, 2024**

**Agenda Item No. 6.k.**

**Annexation No. 767 to the County Sanitation District No. 21 of Los Angeles County**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	0.32± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 21 of Los Angeles County (District)
Resolution:	October 5, 2022
Application Filed with LAFCO:	October 13, 2022
Certificate of Filing	January 9, 2024
Location:	The affected territory is located on the east side of Garey Avenue approximately 100 feet south of White Oak Drive.
City/County:	Los Angeles County unincorporated territory.
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:	Diamond Plus Investments LLC
Registered Voters:	Zero (0) registered voters as of March 18, 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 County Sanitation District No. 21 of Los Angeles County.



Within SOI:	Yes. The affected territory is within the County Sanitation District No. 21 Sphere of Influence (SOI).
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 County Sanitation District No. 21 of Los Angeles County, as lead agency, on September 28, 2022.
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 January 9, 2024. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, February 14, 2024.

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

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

The existing population is zero (0) residents as of March 18, 2021.

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

The estimated future population is four (4) residents.

The affected territory is 0.32+/- acres. The affected territory is residential. The territory consists of one (1) existing single-family home.

The assessed valuation is \$373,775 as of March 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 natural boundaries within or adjacent to the affected territory.

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

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

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

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

The affected territory includes one (1) 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 land conversion.

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

**e. *Agricultural Lands:***

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

**f. *Boundaries:***

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

As a special district annexation, the proposal has no impact on existing city-county boundaries, nor does it create islands or corridors of unincorporated territory.

**g. *Regional Transportation Plan:***

The Southern California Association of Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080. The closest highway to the annexation is part of the RTP and SCS's State Highway improved program. The closest highway in the RTP/SCS is the Foothill Freeway (I-210), which is approximately 3,000 feet north from the affected territory.

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

The proposal is consistent with the existing County's General Plan designation of Residential 9 (H9).

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

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

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

The affected territory is within the Sphere of Influence of the County Sanitation District No. 21 of Los Angeles County.

**j. *Comments from Public Agencies:***

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

**k. *Ability to Provide Services:***

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

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

There are no known issues regarding water supply or delivery. The affected territory is within the boundaries of the Golden State Water Company which is the local water purveyor.

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

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

**n. *Comments from Landowners, Voters, or Residents:***

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

**o. *Land Use Designations***

The proposal is consistent with the existing County's General Plan designation of Residential 9 (H9).

The proposal is consistent with the existing County's zoning designation of Light Agricultural Zone (A-1-10000).

**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 County of Los Angeles All-Hazard Mitigation Plan (approved May 18, 2020) establishes the County's emergency policies and procedures in the event of a disaster and addresses allocation of resources and protection of the public in the event of an emergency.

The Safety Element of the General Plan for the County of Los Angeles (adopted July 12, 2022) addresses reduction of the potential risk of death, injuries, and economic damages resulting from natural and man-made hazards.

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

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

***a) District Annexation or City Detachment:***

The proposed action involves a district annexation.

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

The proposed action will be for the interest of the landowners and/or present and/or future inhabitants within the district and within the affected territory.

***(2) Interest of landowners/inhabitants, city detachments:***

The proposed action does not involve a city detachment.

***(3) Any factors which may be considered by the commission provided in Government  
Code § 56668:***

The Commission has addressed the factors in *Government Code § 56668*, subsections (a) through (q), above.

***(4) Any resolution raising objections to the action that may be filed by an affected agency:***

No affected agency has filed a resolution raising objections to the proposed action.

***(5) Any other matters which the commission deems material:***

There are no additional matters which the commission deems material to the proposed action.

**REGIONAL GROWTH CONSIDERED PURSUANT TO GOVERNMENT  
CODE § 56668.5:**

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

Regional growth goal and policies were a consideration of the proposed action.

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

None.



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

The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation, and in its independent judgment on the record determines that the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(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 County Sanitation District No. 21 of Los Angeles County which will be for the interest of landowners and/or present and/or future inhabitants within the District and within the annexation territory.

**RECOMMENDED ACTION:**

1. Adopt 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. 2024-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR THE COUNTY OF LOS ANGELES**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 767 TO THE COUNTY SANITATION DISTRICT NO. 21**  
**OF LOS ANGELES COUNTY"**

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

WHEREAS, the proposed annexation consists of approximately 0.32± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 767 to the County Sanitation District No. 21 of Los Angeles County "; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for 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 February 14, 2024 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on February 14, 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 local agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

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

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

- 3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
- 4. The affected territory consists of 0.32± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 767 to the County Sanitation District No. 21 of Los Angeles County".

- 5. Annexation No. 767 to the County Sanitation District No. 21 of Los Angeles County is hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.

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



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

- j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation.

- 6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 21 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 14<sup>th</sup> day of February 2024.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

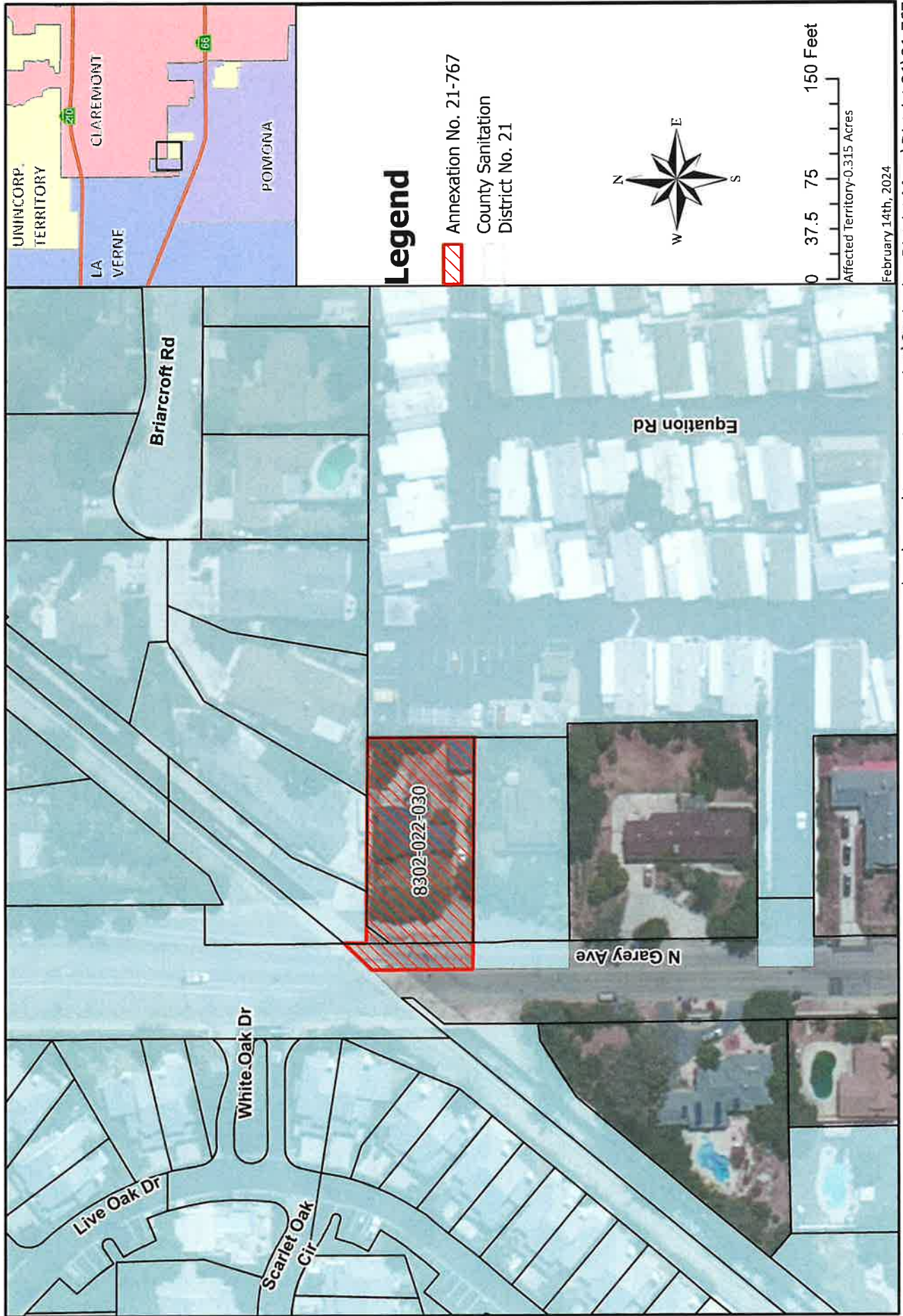
ABSENT:

MOTION PASSES: 0/0/0

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

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



**Staff Report**

**February 14, 2024**

**Agenda Item No. 6.l.**

**Annexation No. 770 to the County Sanitation District No. 21 of Los Angeles County**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	1.226± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 21 of Los Angeles County (District)
Resolution:	February 22, 2023
Application Filed with LAFCO:	March 13, 2023
Certificate of Filing	January 9, 2024
Location:	The affected territory is located on the southeast corner of Padua Avenue and Lamonette Street.
City/County:	City of Claremont (City).
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:	James and Elizabeth Webb
Registered Voters:	Two (2) registered voters as of May 24, 2022.
Purpose/Background:	For the District to provide off-site sewage disposal service.
Jurisdictional Changes:	The jurisdictional changes that result from this proposal include annexation to the County Sanitation District No. 21 of Los Angeles County.

Within SOI:	Yes. The affected territory is within the County Sanitation District No. 21 Sphere of Influence (SOI).
Waiver of Public Hearing:	Pursuant to Government Code § 56662(a), the Commission may waive notice and the public hearing for the annexation, because the proposal meets all of the following criteria: the affected territory is uninhabited; no affected local agency has submitted a written demand for notice and hearing within ten (10) days following the mailed notice; and all owners of land within the affected territory have given their written consent to the proposal. Staff has therefore agendaized the Proposal on the Commission “Consent Item(s)” portion of the Agenda as Agenda Item 6.1.
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 County Sanitation District No. 21 of Los Angeles County, as lead agency, on February 22, 2023.
Additional Information:	None.



## **CERTIFICATE OF FILING**

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

Upon reviewing the proposal for completeness, and pursuant to the requirements of Government Code § 56658, the Executive Officer issued the COF to the applicant on January 9, 2024. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, February 14, 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 May 24, 2022. The population density is 4.08 persons per acre.

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

The affected territory is 1.226+/- acres. The affected territory is residential. The territory consists of one (1) existing single-family home.

The assessed valuation is \$1,109,000 as of March 8, 2023.

The per capita assessed valuation is \$221,800.00.

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.

There are no natural boundaries within or adjacent to the affected territory.

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

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

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

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

The affected territory includes 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 land conversion.

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

**e. *Agricultural Lands:***

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

**f. *Boundaries:***

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

As a special district annexation, the proposal has no impact on existing city-county boundaries, nor does it create islands or corridors of unincorporated territory.

**g. *Regional Transportation Plan:***

The Southern California Association of Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080. The closest highway to the annexation is part of the RTP and SCS's State Highway improved program. The closest highway in the RTP/SCS is the Foothill Freeway (I-210), which is approximately 3,000 feet south from the affected territory.

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

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

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

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

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

The affected territory is within the Sphere of Influence of the County Sanitation District No. 21 of Los Angeles County.

**j. *Comments from Public Agencies:***

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

**k. *Ability to Provide Services:***

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

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

There are no known issues regarding water supply or delivery. The affected territory is within the boundaries of the Golden State Water Company which is the local water purveyor.

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

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

**n. *Comments from Landowners, Voters, or Residents:***

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

***o. Land Use Designations***

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

The proposal is consistent with the existing City's zoning designation of Light Rural Residential (RR-35,000).

***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 Claremont Local Hazard Mitigation Plan (approved March 7, 2022) 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 Claremont (approved March 7, 2022) addresses reduction of the potential risk of death, injuries, and economic damages resulting from natural and man-made hazards.

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

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

***a) District Annexation or City Detachment:***

The proposed action involves a district annexation.

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

The proposed action will be for the interest of the landowners and/or present and/or future inhabitants within the district and within the affected territory.

***(2) Interest of landowners/inhabitants, city detachments:***

The proposed action does not involve a city detachment.

***(3) Any factors which may be considered by the commission provided in Government Code § 56668:***

The Commission has addressed the factors in *Government Code* § 56668, subsections (a) through (q), above.

***(4) Any resolution raising objections to the action that may be filed by an affected agency:***

No affected agency has filed a resolution raising objections to the proposed action.

***(5) Any other matters which the commission deems material:***

There are no additional matters which the commission deems material to the proposed action.

**REGIONAL GROWTH CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668.5:**

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

Regional growth goal and policies were a consideration of the proposed action.

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

None.

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

The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation, and in its independent judgment on the record determines that the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(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 County Sanitation District No. 21 of Los Angeles County which will be for the interest of landowners and/or present and/or future inhabitants within the District and within the annexation territory.

**RECOMMENDED ACTION:**

1. Adopt 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. 2024-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 770 TO THE COUNTY SANITATION DISTRICT NO. 21  
OF LOS ANGELES COUNTY"**

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

WHEREAS, the proposed annexation consists of approximately 1.226± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 770 to the County Sanitation District No. 21 of Los Angeles County "; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for 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 February 14, 2024 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on February 14, 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 local agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

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

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

- 3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
- 4. The affected territory consists of 1.226± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 770 to the County Sanitation District No. 21 of Los Angeles County".

- 5. Annexation No. 770 to the County Sanitation District No. 21 of Los Angeles County is hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.

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



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

- j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation.

- 6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 21 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 14<sup>th</sup> day of February 2024.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

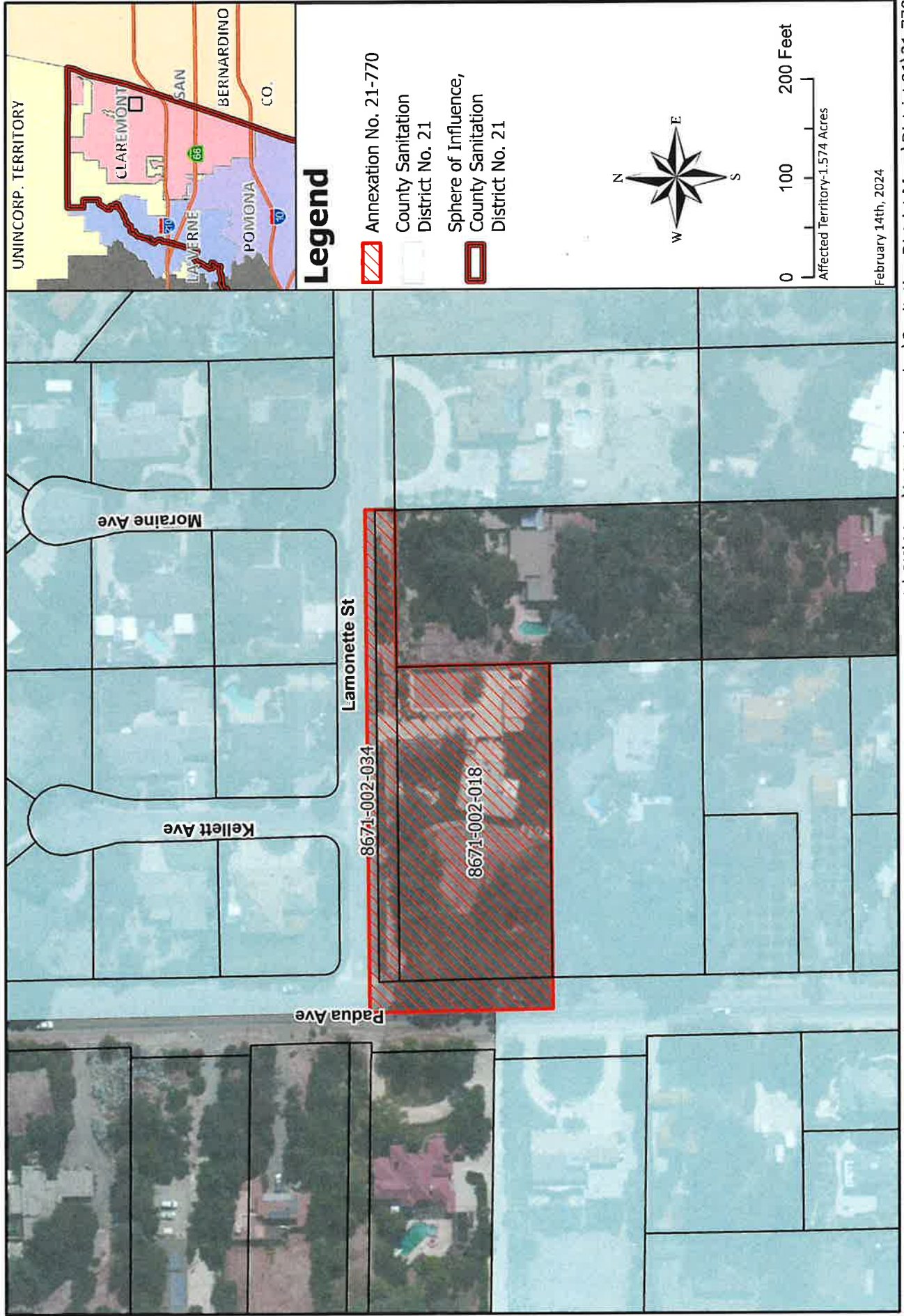
MOTION PASSES: 0/0/0

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

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

# Annexation No. 770 to the County Sanitation District No. 21 of L.A. County,



**Staff Report**

**February 14, 2024**

**Agenda Item No. 6.m.**

**Annexation No. 438 to the County Sanitation District No. 22 of Los Angeles County**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	0.98± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 22 of Los Angeles County (District)
Resolution:	October 26, 2022
Application Filed with LAFCO:	November 14, 2022
Certificate of Filing	January 9, 2024
Location:	The affected territory is located on Cameron Avenue approximately 160 feet south of Navaro Lane.
City/County:	City of West Covina (City).
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:	Rad Masoud & Carmen I
Registered Voters:	Two (2) registered voters as of July 28, 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 County Sanitation District No. 22 of Los Angeles County.

Within SOI:	Yes. The affected territory is within the County Sanitation District No. 22 Sphere of Influence (SOI).
Waiver of Public Hearing:	Pursuant to Government Code § 56662(a), the Commission may waive notice and the public hearing for the annexation, because the proposal meets all of the following criteria: the affected territory is uninhabited; no affected local agency has submitted a written demand for notice and hearing within ten (10) days following the mailed notice; and all owners of land within the affected territory have given their written consent to the proposal. Staff has therefore agendaized the Proposal on the Commission "Consent Item(s)" portion of the Agenda as Agenda Item 6.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 County Sanitation District No. 22 of Los Angeles County, as lead agency, on October 26, 2022.
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 January 9, 2024. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, February 14, 2024.

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

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

The existing population is two (2) residents as of July 28, 2020. The population density is 2.04 persons per acre.

The estimated future population is two (2) residents (no anticipated change).

The affected territory is 0.98+/- acres. The affected territory is residential. The territory consists of one (1) existing single-family home.

The assessed valuation is \$631,773 as of July 28, 2020.

The per capita assessed valuation is \$315,886.50.

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 natural boundaries within or adjacent to the affected territory.

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

The affected territory is surrounded by populated areas on all sides, Heritage Park is to the East of the affected territory.

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 land conversion.

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

**e. *Agricultural Lands:***

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

**f. *Boundaries:***

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

As a special district annexation, the proposal has no impact on existing city-county boundaries, nor does it create islands or corridors of unincorporated territory.

**g. *Regional Transportation Plan:***

The Southern California Association of Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080. The closest highway to the annexation is part of the RTP and SCS's State Highway improved program. The closest highway in the RTP/SCS is the I-10 Freeway, which is approximately 4,500 feet north from the affected territory.

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

The proposal is consistent with the existing City's General Plan designation of Neighborhood-Low Density Residential (NL).

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

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

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

The affected territory is within the Sphere of Influence of the County Sanitation District No. 22 of Los Angeles County.

**j. *Comments from Public Agencies:***

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

**k. *Ability to Provide Services:***

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

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

There are no known issues regarding water supply or delivery. The affected territory is within the boundaries of the Valencia Heights Water Company which is the local water purveyor.

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

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

***n. Comments from Landowners, Voters, or Residents:***

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

***o. Land Use Designations***

The proposal is consistent with the existing City's General Plan designation of Neighborhood-Low Density Residential (NL).

The proposal is consistent with the existing City's zoning designation of Residential Single Family (R-1).

***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 West Covina All-Hazard Mitigation Plan (approved December 2016) establishes the City's emergency policies and procedures in the event of a disaster and addresses allocation of resources and protection of the public in the event of an emergency.

The Safety Element of the General Plan for the City of West Covina (approved December 2016) addresses reduction of the potential risk of death, injuries, and economic damages resulting from natural and man-made hazards.

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

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

***a) District Annexation or City Detachment:***

The proposed action involves a district annexation.

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

The proposed action will be for the interest of the landowners and/or present and/or future inhabitants within the district and within the affected territory.

***(2) Interest of landowners/inhabitants, city detachments:***

The proposed action does not involve a city detachment.

***(3) Any factors which may be considered by the commission provided in Government Code § 56668:***

The Commission has addressed the factors in *Government Code* § 56668, subsections (a) through (q), above.

***(4) Any resolution raising objections to the action that may be filed by an affected agency:***

No affected agency has filed a resolution raising objections to the proposed action.

***(5) Any other matters which the commission deems material:***

There are no additional matters which the commission deems material to the proposed action.

**REGIONAL GROWTH CONSIDERED PURSUANT TO GOVERNMENT  
CODE § 56668.5:**

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

Regional growth goal and policies were a consideration of the proposed action.

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

None.



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

The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation, and in its independent judgment on the record determines that the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(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 County Sanitation District No. 22 of Los Angeles County which will be for the interest of landowners and/or present and/or future inhabitants within the District and within the annexation territory.

**RECOMMENDED ACTION:**

1. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 438 to the County Sanitation District No. 22 of Los Angeles County.

**RESOLUTION NO. 2024-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 438 TO THE COUNTY SANITATION DISTRICT NO. 22  
OF LOS ANGELES COUNTY"**

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

WHEREAS, the proposed annexation consists of approximately 0.98± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 438 to the County Sanitation District No. 22 of Los Angeles County "; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for one (1) 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 February 14, 2024 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on February 14, 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 local agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

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

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

- 3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
- 4. The affected territory consists of 0.98± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 438 to the County Sanitation District No. 22 of Los Angeles County".

- 5. Annexation No. 438 to the County Sanitation District No. 22 of Los Angeles County is hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.

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



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

- j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation.

- 6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 22 of Los Angeles County.
- 7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
- 8. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*
- 9. Pursuant to Government Code § 56883, the Executive Officer may make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

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

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

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

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



## **Staff Report**

**February 14, 2024**

**Agenda Item No. 6.n.**

**Annexation No. 440 to the County Sanitation District No. 22 of Los Angeles County**

### **PROPOSAL SUMMARY:**

Size of Affected Territory:	1.1± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 22 of Los Angeles County (District)
Resolution:	September 28, 2022
Application Filed with LAFCO:	October 13, 2022
Certificate of Filing	January 9, 2024
Location:	The affected territory is located on the south side of Holt Avenue approximately 350 feet east of Grand Avenue.
City/County:	City of West Covina (City).
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:	Dexter Clark
Registered Voters:	Zero (0) registered voters as of January 19, 2022.
Purpose/Background:	For the District to provide off-site sewage disposal service.
Jurisdictional Changes:	The jurisdictional changes that result from this proposal include annexation to the County Sanitation District No. 22 of Los Angeles County.

Within SOI:	Yes. The affected territory is within the County Sanitation District No. 22 Sphere of Influence (SOI).
Waiver of Public Hearing:	Pursuant to Government Code § 56662(a), the Commission may waive notice and the public hearing for the annexation, because the proposal meets all of the following criteria: the affected territory is uninhabited; no affected local agency has submitted a written demand for notice and hearing within ten (10) days following the mailed notice; and all owners of land within the affected territory have given their written consent to the proposal. Staff has therefore agendaized the Proposal on the Commission "Consent Item(s)" portion of the Agenda as Agenda Item 6.n.
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 County Sanitation District No. 22 of Los Angeles County, as lead agency, on September 28, 2022.
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 January 9, 2024. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, February 14, 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 January 19, 2022. The population density is 4.55 persons per acre.

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

The affected territory is 1.1+/- acres. The affected territory is residential. The territory consists of one (1) existing single-family home.

The assessed valuation is \$1,091,188 as of January 19, 2022.

The per capita assessed valuation is \$218,237.60.

On November 7, 2023, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a corresponding property tax transfer resolution.

The topography of the affected territory is flat.

There are no natural boundaries within or adjacent to the affected territory.

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

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

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

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

The affected territory includes 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 land conversion.

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

**e. *Agricultural Lands:***

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

**f. *Boundaries:***

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

As a special district annexation, the proposal has no impact on existing city-county boundaries, nor does it create islands or corridors of unincorporated territory.

**g. *Regional Transportation Plan:***

The Southern California Association of Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080. The closest highway to the annexation is part of the RTP and SCS's State Highway improved program. The closest highway in the RTP/SCS is the I-10 Freeway, which is approximately 1,000 feet north from the affected territory.

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

The proposal is consistent with the existing City's General Plan designation of Neighborhood-Low Density Residential (NL).

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

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

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

The affected territory is within the Sphere of Influence of the County Sanitation District No. 22 of Los Angeles County.

**j. *Comments from Public Agencies:***

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

**k. *Ability to Provide Services:***

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

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

There are no known issues regarding water supply or delivery. The affected territory is within the boundaries of the Valencia Heights Water Company which is the local water purveyor.

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

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

**n. *Comments from Landowners, Voters, or Residents:***

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

***o. Land Use Designations***

The proposal is consistent with the existing City's General Plan designation of Neighborhood-Low Density Residential (NL).

The proposal is consistent with the existing City's zoning designation of Residential Agriculture (R-A).

***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 West Covina All-Hazard Mitigation Plan (approved December 2016) establishes the City's emergency policies and procedures in the event of a disaster and addresses allocation of resources and protection of the public in the event of an emergency.

The Safety Element of the General Plan for the City of West Covina (approved December 2016) addresses reduction of the potential risk of death, injuries, and economic damages resulting from natural and man-made hazards.

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

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

***a) District Annexation or City Detachment:***

The proposed action involves a district annexation.

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

The proposed action will be for the interest of the landowners and/or present and/or future inhabitants within the district and within the affected territory.

***(2) Interest of landowners/inhabitants, city detachments:***

The proposed action does not involve a city detachment.

***(3) Any factors which may be considered by the commission provided in Government Code § 56668:***

The Commission has addressed the factors in *Government Code* § 56668, subsections (a) through (q), above.

***(4) Any resolution raising objections to the action that may be filed by an affected agency:***

No affected agency has filed a resolution raising objections to the proposed action.

***(5) Any other matters which the commission deems material:***

There are no additional matters which the commission deems material to the proposed action.

**REGIONAL GROWTH CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668.5:**

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

Regional growth goal and policies were a consideration of the proposed action.

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

None.

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

The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation, and in its independent judgment on the record determines that the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(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 County Sanitation District No. 22 of Los Angeles County which will be for the interest of landowners and/or present and/or future inhabitants within the District and within the annexation territory.

**RECOMMENDED ACTION:**

1. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 440 to the County Sanitation District No. 22 of Los Angeles County.

**RESOLUTION NO. 2024-00RMD**  
**RESOLUTION OF THE LOCAL AGENCY FORMATION**  
**COMMISSION FOR THE COUNTY OF LOS ANGELES**  
**MAKING DETERMINATIONS APPROVING AND ORDERING**  
**"ANNEXATION NO. 440 TO THE COUNTY SANITATION DISTRICT NO. 22**  
**OF LOS ANGELES COUNTY"**

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

WHEREAS, the proposed annexation consists of approximately 1.1± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 440 to the County Sanitation District No. 22 of Los Angeles County "; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for one (1) 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 February 14, 2024 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on February 14, 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 local agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

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

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

- 3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
- 4. The affected territory consists of 1.1± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 440 to the County Sanitation District No. 22 of Los Angeles County".

- 5. Annexation No. 440 to the County Sanitation District No. 22 of Los Angeles County is hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.

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



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

- j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation.

- 6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 22 of Los Angeles County.
- 7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
- 8. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*
- 9. Pursuant to Government Code § 56883, the Executive Officer may make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

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

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

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

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

# Annexation No. 440 to the County Sanitation District No. 22 of L.A. County,



**Staff Report**

**February 14, 2024**

**Agenda Item No. 6.o.**

**Annexation No. 441 to the County Sanitation District No. 22 of Los Angeles County**

**PROPOSAL SUMMARY:**

Size of Affected Territory:	1.185± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 22 of Los Angeles County (District)
Resolution:	January 25, 2023
Application Filed with LAFCO:	March 13, 2023
Certificate of Filing	January 9, 2024
Location:	The affected territory is located on Rancho Del Monico Road approximately 200 feet east of Banna Avenue.
City/County:	City of Covina (City).
Affected Territory:	The affected territory is residential. The territory consists of one (1) existing single-family home. The topography is slight slope.
Surrounding Territory:	Surrounding territory is residential.
Landowner:	Necke Family Trust, 547 Rancho Del Monico LLC
Registered Voters:	Three (3) registered voters as of February 22, 2023.
Purpose/Background:	For the District to provide off-site sewage disposal service.
Jurisdictional Changes:	The jurisdictional changes that result from this proposal include annexation to the County Sanitation District No. 22 of Los Angeles County.

Within SOI:	Yes. The affected territory is within the County Sanitation District No. 22 Sphere of Influence (SOI).
Waiver of Public Hearing:	Pursuant to Government Code § 56662(a), the Commission may waive notice and the public hearing for the annexation, because the proposal meets all of the following criteria: the affected territory is uninhabited; no affected local agency has submitted a written demand for notice and hearing within ten (10) days following the mailed notice; and all owners of land within the affected territory have given their written consent to the proposal. Staff has therefore agendaized the Proposal on the Commission "Consent Item(s)" portion of the Agenda as Agenda Item 6.o.
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 County Sanitation District No. 22 of Los Angeles County, as lead agency, on January 25, 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 January 9, 2024. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, February 14, 2024.

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

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

The existing population is six (6) residents as of February 22, 2023. The population density is 5.06 persons per acre.

The estimated future population is six (6) residents (no anticipated change).

The affected territory is 1.185+/- acres. The affected territory is residential. The territory consists of one (1) existing single-family home.

The assessed valuation is \$747,820 as of February 22, 2023.

The per capita assessed valuation is \$124,636.67.

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 slight slope.

There are no natural boundaries within or adjacent to the affected territory.

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

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

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

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

The affected territory includes 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 land conversion.

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

**e. *Agricultural Lands:***

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

**f. *Boundaries:***

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

As a special district annexation, the proposal has no impact on existing city-county boundaries, nor does it create islands or corridors of unincorporated territory.

***g. Regional Transportation Plan:***

The Southern California Association of Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080. The closest highway to the annexation is part of the RTP and SCS's State Highway improved program. The closest highway in the RTP/SCS is the I-10 Freeway, which is approximately 4,500 feet south from the affected territory.

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

The proposal is consistent with the existing City's General Plan designation of Low Density Residential (LDR).

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

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

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

The affected territory is within the Sphere of Influence of the County Sanitation District No. 22 of Los Angeles County.

***j. Comments from Public Agencies:***

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

***k. Ability to Provide Services:***

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

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

There are no known issues regarding water supply or delivery. The City of West Covina provides retail water services.

***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 Low Density Residential (LDR).

The proposal is consistent with the existing City's zoning designation of Single-Family Residential Zone (R-1-10,000).

***p. Environmental Justice:***

The owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond. The proposal makes no representations on exclusions of peoples of any race, culture, income and/or national origins with respect to the location of public facilities and public services, to ensure a healthy environment for all people such that the effects of the pollution are not disproportionately borne by any particular populations or communities.

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

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

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

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

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

***a) District Annexation or City Detachment:***

The proposed action involves a district annexation.

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

The proposed action will be for the interest of the landowners and/or present and/or future inhabitants within the district and within the affected territory.

***(2) Interest of landowners/inhabitants, city detachments:***

The proposed action does not involve a city detachment.

***(3) Any factors which may be considered by the commission provided in Government Code § 56668:***

The Commission has addressed the factors in *Government Code* § 56668, subsections (a) through (q), above.

***(4) Any resolution raising objections to the action that may be filed by an affected agency:***

No affected agency has filed a resolution raising objections to the proposed action.

***(5) Any other matters which the commission deems material:***

There are no additional matters which the commission deems material to the proposed action.

**REGIONAL GROWTH CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668.5:**

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

Regional growth goal and policies were a consideration of the proposed action.

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

None.

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

The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation, and in its independent judgment on the record determines that the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(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 County Sanitation District No. 22 of Los Angeles County which will be for the interest of landowners and/or present and/or future inhabitants within the District and within the annexation territory.

**RECOMMENDED ACTION:**

1. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 441 to the County Sanitation District No. 22 of Los Angeles County.

**RESOLUTION NO. 2024-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING DETERMINATIONS APPROVING AND ORDERING  
"ANNEXATION NO. 441 TO THE COUNTY SANITATION DISTRICT NO. 22  
OF LOS ANGELES COUNTY"**

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

WHEREAS, the proposed annexation consists of approximately 1.185± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 441 to the County Sanitation District No. 22 of Los Angeles County "; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for one (1) 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 February 14, 2024 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on February 14, 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 local agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

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

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

- 3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
- 4. The affected territory consists of 1.185± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 441 to the County Sanitation District No. 22 of Los Angeles County".

- 5. Annexation No. 441 to the County Sanitation District No. 22 of Los Angeles County is hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.

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

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

- j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation.

6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 22 of Los Angeles County.
7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
8. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*
9. Pursuant to Government Code § 56883, the Executive Officer may make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

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

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

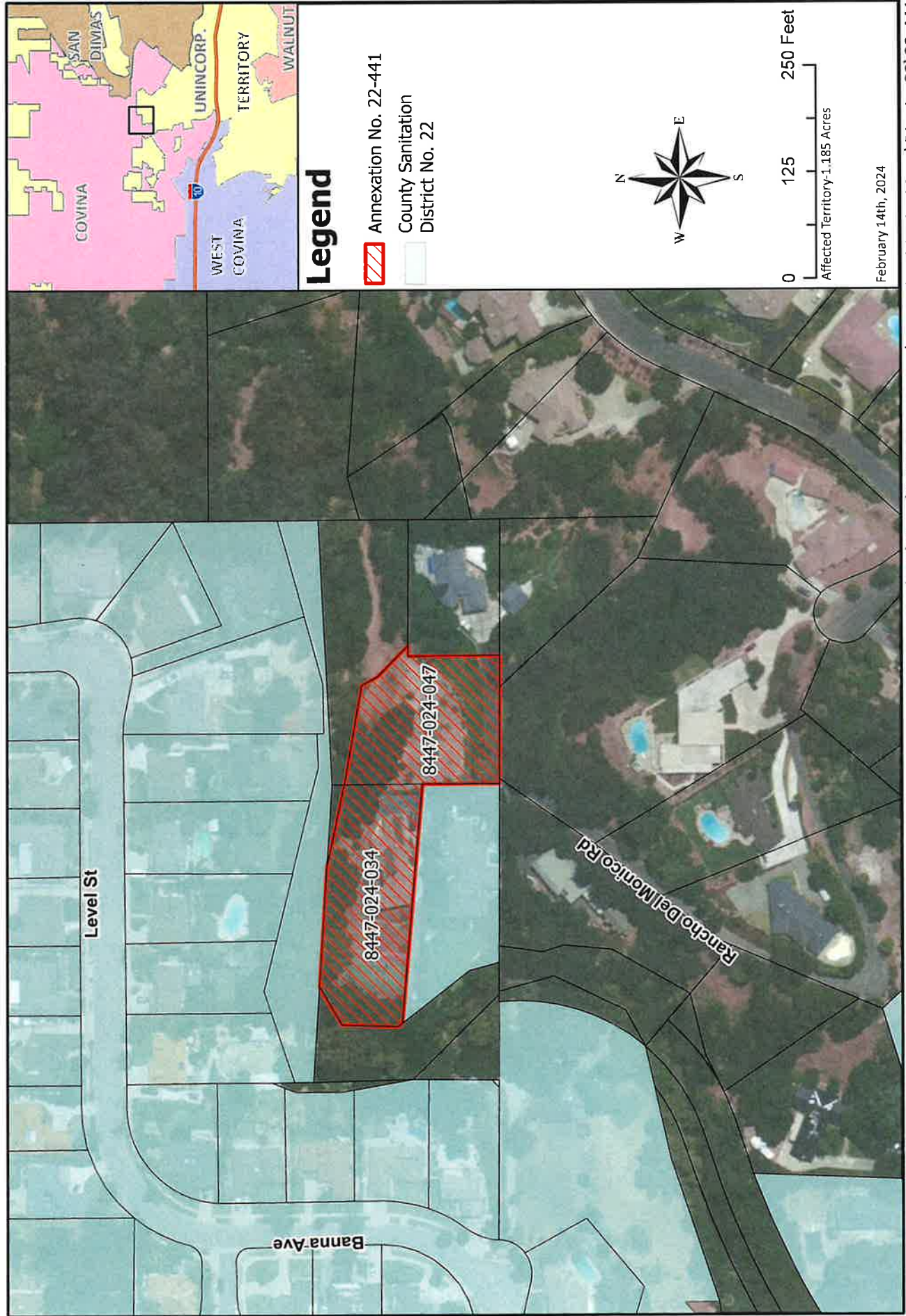
MOTION PASSES: 0/0/0

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

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

# Annexation No. 441 to the County Sanitation District No. 22 of L.A. County,





## **Staff Report**

**February 14, 2024**

### **Agenda Item No. 7.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**

#### **PROPOSAL SUMMARY:**

Size of Affected Territory:	19.44± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Saint George Properties, LLC
Petition:	December 21, 2021
Application Filed with LAFCO:	December 21, 2021
Certificate of Filing	January 10, 2024
Location:	The affected territory is located North of the intersection of Baseline Road and Japonica Avenue.
City/County:	Los Angeles County (County) unincorporated territory adjacent to the City of La Verne (City).
Affected Territory:	The affected territory consists of vacant land that will be developed to include seven (7) single-family homes. The topography is hilly.
Surrounding Territory:	Residential and vacant land surrounds the affected territory.
Landowner/Real Party/ Parties of Interest:	Saint George Properties, LLC Mary Padres
Registered Voters:	Zero (0) registered voters as of December 21, 2021.
Purpose/Background:	The landowner states the reorganization is necessary to place their land into the City of La Verne to receive water

for the future development of seven (7) single-family homes.

**Jurisdictional Changes:**

The jurisdictional changes as a result of this reorganization include amendment to the Consolidated Fire Protection District of Los Angeles County SOI; detachment from the Consolidated Fire Protection District of Los Angeles County and County Road District No. 5; annexation to the City of La Verne and County Sanitation District No. 21 of Los Angeles County.

**Within SOI:**

The affected territory is within the City of La Verne, Consolidated Fire Protection District of Los Angeles County and County Sanitation District No.21 of Los Angeles County SOI's. A concurrent SOI amendment is being processed with this application, and this amendment will exclude the affected territory from the Consolidated Fire Protection District of Los Angeles County SOI.

**Public Hearing:**

Pursuant to Government Code § 56658(h), and upon issuing a Certificate of Filing, the Executive Officer set the proposal for public hearing and gave published notice thereof, within the required ninety (90) days.

**Waiver of Protest Hearing**

Pursuant to Government Code § 56663, the Commission may waive protest proceedings that would otherwise be required if all of the criteria therein have occurred.

**California Environmental Quality Act (CEQA) Clearance:**

The California Environmental Quality Act (CEQA) clearance is a Mitigated Negative Declaration (MND) adopted by the city of La Verne, as lead agency, on September 20, 2021. The Commission is a responsible agency pursuant to CEQA and the State CEQA Guidelines Section 15096.

**Additional Information:**

On November 8, 2018, LAFCO met with the City of La Verne and the landowner's representative regarding annexation of APN 8666 006 035 to the City of La Verne. It was recommended and agreed to also annex the residential area to the south of the affected territory as to not create an island of unincorporated territory (substantially surrounded). This was to be done by submitting two separate application proposals.

On December 9, 2021, the city provided documentation that the residents to the south of the affected territory were not interested in becoming a part of the City of La Verne and the second proposal was unnecessary. The city provided a sign-in sheet of residents who attended a January 15, 2020 community meeting where staff took a verbal poll of the residents' annexation interest.

Unfortunately, the documentation submitted to LAFCO was insufficient for staff to consider it as evidence to agree with the city's opinion. The community meeting was not well attended by landowners nor registered voters and there was nothing in writing to show any opposition to annexation to the City of La Verne. The city was notified of the insufficiency and staff requested satisfactory evidence showing the landowners/registered voters were opposed to being a part of the city if they wanted LAFCO to change its recommendation of including the residential area south of the affected territory.

Reorganization No. 2019-04 to the City of La Verne was submitted to LAFCO on December 21, 2021, which only included the original affected territory. The second proposal, which was to include the residential area to the south of the affected territory was never submitted nor has the city provided satisfactory evidence that the landowner/registered voters are not interested in becoming a part of the City of La Verne.

Ultimately, it became apparent to staff that neither the City, nor the landowner, would file an additional proposal to include the additional territory south of the affected territory. Staff concluded that the proposed annexation, nevertheless, is a logical annexation to the City's jurisdictional boundary, even without the additional territory.

## **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 January 10, 2024. In conjunction with the issuance of the COF, the Executive Officer set the public hearing date as Wednesday, February 14, 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 December 21, 2021. The population density issue does not apply because the affected territory is unpopulated.

The estimated future population is eighteen (18) residents.

The affected territory is 19.44+/- acres. The existing land use consists of vacant land that will be developed to include seven (7) single-family homes.

The assessed valuation is \$536,101 as of tax roll 2020.

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

On December 19, 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 hilly.

There are no natural boundaries within or adjacent to the affected territory.

There are no drainage basins on or near the affected territory. The landowner is proposing a new debris basin as part of their development.

The nearest populated area is adjacent to the affected territory. The affected territory is likely to experience modest growth in the next ten years. The adjacent areas are likely to experience modest growth in the next ten years.

**b. Governmental Services and Controls:**

The affected territory will be developed to include seven (7) single-family homes built which requires organized governmental services. The affected territory will require governmental services indefinitely.

The present cost and adequacy of government services and controls in the area are acceptable. The probable effect of the proposed action and of alternative courses of action on the cost and adequacy of services and controls in the affected territory and adjacent areas is minimal.

Municipal Services	Current Service Provider	Proposed Service Provider
Animal Control	Los Angeles County Department of Animal Care and Control (under contract)	Los Angeles County Department of Animal Care and Control (under contract to the City of La Verne)
Fire and Emergency Medical	Consolidated Fire Protection District of Los Angeles County (CFPD)	City of La Verne Fire
Flood Control	Los Angeles County Flood Control District	Same
Library	Los Angeles County Library District	Same
Mosquito & Vector Control	San Gabriel Valley Mosquito and Vector Control District	Same
Park and Recreation	Los Angeles County Department of Parks & Recreation	City of La Verne
Planning	Los Angeles County Department of Regional Planning	City of La Verne
Police Protection	Los Angeles Sheriff Department (LASD)	City of La Verne Police
Road Maintenance	Los Angeles County Department of Public Works	City of City of La Verne
Solid Waste	Private Hauler under franchise to the County of Los Angeles	Private Hauler under franchise to the City of La Verne
Street Lighting	Los Angeles County Department of Public Works	City of La Verne
Water	None	City of La Verne
Wastewater	None	CSD No. 21 of Los Angeles County

The County and District will continue to provide animal control, flood control, library, and mosquito and vector control, services.

Upon approval of the reorganization request, the City of La Verne will provide fire and emergency medical, park and recreation, planning, police, road maintenance, and street lighting, water, and solid waste directly or through contracts, and wastewater services will be provided by the County Sanitation District No. 21 of Los Angeles County. The City and District will continue to provide adequate services and maintain current service levels.

Potential enhanced services may be financed by general fund revenues, developer impact fees, community facilities districts, bonds, assessments, grants, and/or user fees.

**c. *Proposed Action and Alternative Actions:***

The proposed action will have no effect on adjacent areas. The proposed action will have no effect on mutual social and economic interests. The effect of the proposed action on the local governmental structure of the County is minimal.

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

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

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

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

**e. *Agricultural Lands:***

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

**f. *Boundaries:***

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



The affected territory in this proposed reorganization is contiguous to the existing boundaries of the City of La Verne.

The County Sanitation District No. 21 of Los Angeles County is a sanitation district. The proposed annexation to County Sanitation District No. 21 of Los Angeles County is therefore subject to the provisions of its principal act, which is the County Sanitation District Act of 1923, Health and Safety Code § 4700 et seq. Pursuant to Health and Safety Code § 4830:

“Territory, whether situated within the same or another county and whether incorporated or unincorporated, which is:

- (a) not included in any other county sanitation district, or other district formed for similar purposes, OR
- (b) which is included in any district, which district is not, at the time of the proposed annexation, performing similar services in the area proposed to be annexed,

may be annexed to a county sanitation district if the directors find and determine that the additional territory will be benefited by annexation.

The land proposed to be annexed need not consist of contiguous parcels nor be contiguous with the county sanitation district when such land is within the same county.

When land proposed to be annexed is not within the same county such land shall be contiguous to the district.”

The affected territory in this proposed reorganization is located in Los Angeles County, which is the same county in which County Sanitation District No. 21 of Los Angeles County is located, and the proposal therefore complies with Health and Safety Code § 4830.

The proposal creates an island of unincorporated territory that is substantially surrounded by the affected city.

Government Code § 56744, indicates that unless otherwise determined by the commission pursuant to subdivision (m) of Section 56375, territory shall not be incorporated into, or annexed to, a city pursuant to this division if, as a result of that incorporation or annexation, unincorporated territory is completely surrounded by that city or by territory of that city on one or more sides and the Pacific Ocean on the remaining sides.

If the proposal is approved the residential area south of the affected territory becomes an island of unincorporated territory that is substantially surrounded, not completely surrounded, by the City of La Verne; therefore Government Code § 56744 does not apply.

***g. Regional Transportation Plan:***

The Southern California Associated Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080. The closest highway to the reorganization is part of the RTP and SCS's State Highway improved program. The closest highway in the RTP/SCS is State Route 210, which is approximately 100' from the affected territory.

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

The proposal is consistent with the City of La Verne General Plan land use designation of Low Density Residential but is **inconsistent** with the existing County General Plan land use designation of RL-10 Rural Land 10.

Rural Land 10 allows for residential use of the property with a limit of one dwelling per 10 acres. The proposed seven (7) single-family residential units on 19.44 acres is 3½ times denser than what the current County General Plan land use designation allows for. The affected territory is not within the boundaries of any Specific Plan.

Pursuant to the requirements of Government Code § 56375(a)(7), Pre-Zoning Ordinance No. 1102 was adopted by the City of La Verne City Council on October 4, 2021. The pre-zoning designation of PR3 (HDOZ), Planned Residential 3 D.U. /Acre Detached, Hillside Development Overlay Zone, is consistent with the City of La Verne General Plan zoning designation.

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

The affected territory is within the Sphere of Influence of the City of La Verne, the Consolidated Fire Protection District of Los Angeles County, and the County Sanitation District No. 21 of Los Angeles County.

A concurrent SOI amendment is being processed with this application, and this amendment will exclude the affected territory from the Consolidated Fire Protection District of Los Angeles County SOI.

***j. Comments from Public Agencies:***

Staff received comments via letter on May 18, 2022, from the County of Los Angeles. Comments included the affected territory being within a Significant Ecological Area, inconsistent proposed Land Use, and development density. All comments were addressed by the applicant satisfactorily as to continue with the reorganization process.

***k. Ability to Provide Services:***

The City of La Verne and County Sanitation District No. 21 of Los Angeles County currently provide municipal services within their respective areas. The reorganization would add approximately 19.44± acres to their respective service areas. The City and the special district have the ability to provide service to the affected territory once the reorganization is complete.

The affected territory is being served by the Consolidated Fire Protection District of Los Angeles County. The City of La Verne Fire Department will take over fire protection service once the reorganization is complete.

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

There are no known issues regarding water supply or delivery.

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

The proposed reorganization has no impact on the achievement of a fair share of regional housing needs of the City or County. The County and City have agreed to a Regional Housing Needs Assessment (RHNA) allocation transfer of 0 (zero) units from the County to the City.

***n. Comments from Landowners, Voters, or Residents:***

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

***o. Land Use Designations***

The proposal is consistent with the City of La Verne General Plan land use designation of Low Density Residential but is inconsistent with the existing County General Plan land use designation of RL-10 Rural Land 10.

Rural Land 10 allows for residential use of the property with a limit of one dwelling per 10 acres. The proposed seven (7) single-family residential units on 19.44 acres is 3½ times denser than what the current County General Plan land use designation allows for.

The pre-zoning designation of PR3 (HDOZ), Planned Residential 3 D.U. /Acre Detached, Hillside Development Overlay Zone, is consistent with the City of La Verne General Plan zoning designation.

***p. Environmental Justice:***

For the City of La Verne, 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.

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 2014-2018 American Community Survey (ACS).

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

The County of Los Angeles All-Hazard Mitigation Plan (approved February 13, 2019) establishes the County's emergency policies and procedures in the event of a disaster and addresses allocation of resources and protection of the public in the event of an emergency.

The Safety Element of the General Plan for the County of Los Angeles (approved October 6, 2015) addresses reduction of the potential risk of death, injuries, and economic damages resulting from natural and man-made hazards.

The affected territory is 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 within the maps that identify State Responsibility Area. Both the County of Los Angeles All-Hazard Mitigation Plan and the Safety Element of the General Plan include information relating to mitigation and management of wildfire and fire hazard severity zones.

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

**a) *District Annexation or City Detachment:***

The proposed action involves a district annexation.

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

The proposed action will be for the interest of the landowners and/or present and/or future inhabitants within the district and within the affected territory.

**(2) *Interest in landowners/inhabitants, city detachments:***

The proposed action does not involve a city detachment.

**(3) *Any factors which may be considered by the commission provided in Government Code § 56668:***

The Commission has addressed the factors in *Government Code* § 56668, subsections (a) through (q), above.

**(4) *Any resolution raising objections to the action that may be filed by an affected agency:***

No affected agency has filed a resolution raising objections to the proposed action.

**(5) *Any other matters which the commission deems material:***

There are no additional matters which the commission deems material to the proposed action.

**REGIONAL GROWTH CONSIDERED PURSUANT TO GOVERNMENT  
CODE § 56668.5:**

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

Regional growth goal and policies were a consideration of the proposed action.

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

On November 8, 2018, LAFCO met with the City of La Verne and the landowner's representative regarding annexation of APN 8666 006 035 to the City of La Verne. It was recommended and agreed to also annex the residential area to the south of the affected territory as to not create an island of unincorporated territory (substantially surrounded). This was to be done by submitting two separate application proposals.

On December 9, 2021, the city provided documentation that the residents to the south of the affected territory were not interested in becoming a part of the City of La Verne and the second proposal was unnecessary. The city provided a sign-in sheet of residents who attended a January 15, 2020 community meeting where staff took a verbal poll of the residents' annexation interest. Unfortunately, the documentation submitted to LAFCO was insufficient for staff to consider it as evidence to agree with the city's opinion. The community meeting was not well attended by landowners nor registered voters and there was nothing in writing to show any opposition to annexation to the City of La Verne. The city was notified of the insufficiency and staff requested satisfactory evidence showing the landowners/registered voters were opposed to being a part of the city if they wanted LAFCO to change its recommendation of including the residential area south of the affected territory.

Reorganization No. 2019-04 to the City of La Verne was submitted to LAFCO on December 21, 2021, which only included the original affected territory. The second proposal, which was to include the residential area to the south of the affected territory was never submitted nor has the city provided satisfactory evidence that the landowner/registered voters are not interested in becoming a part of the City of La Verne.

Ultimately, it became apparent to staff that neither the City, nor the landowner, would file an additional proposal to include the additional territory south of the affected territory. Staff concluded that the proposed annexation, nevertheless, is a logical annexation to the City's jurisdictional boundary, even without the additional territory.



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

The CEQA clearance is a Mitigated Negative Declaration (MND) adopted by the City of La Verne, as lead agency, on September 20, 2021 which determined the project will not have a significant effect on the environment and compliance with Mitigation Measures were made a condition of the approval. The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096. The MND is available at [www.lalafco.org](http://www.lalafco.org) and through the offices of the Los Angeles LAFCO.

### **PUBLIC HEARING NOTICE:**

**Mailed Notice:** LAFCO is required to provide notice of the public hearing to “landowners and registered voters within the affected territory” and to “all landowners and registered voters within 300 feet” of the affected territory pursuant to Government Code § 56157(d) and (f); notice “shall be sent first class and deposited, postage prepaid, in the United States mails” pursuant to Government Code § 56155; and notice “shall be mailed at least 21 days prior to the date specified in the notice for hearing” pursuant to Government Code § 56156. LAFCO is also required to provide mailed notice of the public hearing to “each affected local agency, or affected county, and to any interested party who has filed a written request” pursuant to Government Code § 56427.

**Newspaper Notice:** LAFCO is required to provide notice of the public hearing “in one or more newspapers of general circulation within each affected county, affected city, or affected district,” pursuant to Government Code § 56153, and notice “shall be commenced at least 21 days prior to the date specified in the notice for the public hearing,” pursuant to Government Code § 56154. LAFCO published a hearing notice in the Daily Commerce on January 4, 2024.

All requirements for the public hearing notice have been satisfied.

### **WAIVER OF PROTEST PROCEEDINGS:**

Pursuant to Government Code § 56663, the Commission may waive protest proceedings if all of the following have occurred: 1) mailed notice pursuant to Government Code § 56157 has been given to landowners and registered voters within the affected territory; 2) the mailed notice discloses the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City and/or District in the affected territory; 3) the mailed notice discloses that unless written opposition to the proposal is received before the conclusion of the Commission proceeding on the proposal, the Commission intends to waive protest proceedings; and 4) no written opposition to the proposal from landowners or registered voters within the affected territory is received before the conclusion of the Commission proceedings on the proposal.



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

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

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

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

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

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

The existing land use consists of vacant land that will be developed to include seven (7) single-family homes.

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

The affected territory is located within the County of Los Angeles unincorporated community adjacent to the City of La Verne. General government services, including animal control, land use planning and regulation, law enforcement, fire protection, flood control, library, vector control, park and recreation, road maintenance, solid waste, street lighting, water, wastewater, and other services are provided by either the city, county, or a special district.

The affected territory will be developed to include seven (7) single-family homes which requires organized governmental services. The affected territory will require governmental facilities and services indefinitely.

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

The affected territory is already being serviced by the Consolidated Fire Protection District of Los Angeles County. The City of La Verne Fire Department will take over fire protection service once the reorganization is complete.

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

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

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

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

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

The Commission has a written statement of the functions and classes of service of the Consolidated Fire Protection District of Los Angeles County specifying the nature, location and extent of its classes of service that it provides within its boundary on file. The Commission's written statement remain unchanged by this amendment.

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

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

An MSR for the Consolidated Fire Protection District of Los Angeles County was completed during the third round of service reviews. Since this detachment is not expected to impact the overall comprehensive services of the Consolidated Fire Protection District of Los Angeles County, an MSR is not being required for the current sphere of influence amendment to include the affected territory. At this time, the existing MSRs are sufficient to fulfill the requirements of Government Code § 56430 for these sphere amendments.

**CONCLUSION:**

The proposal does create an island of unincorporated territory that is substantially surrounded by the City of La Verne. Staff nevertheless recommends approval of the proposal as a logical and reasonable extension of City of La Verne and County Sanitation District No. 21 of Los Angeles County which will be for the interest of landowners and/or present and/or future inhabitants within the City of La Verne and County Sanitation District No. 21 of Los Angeles County and within the reorganization territory.

**RECOMMENDED ACTION:**

1. Open the public hearing and receive testimony on the SOI amendment;
2. There being no further testimony, close the public hearing; and
3. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering 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. 2024-00RMD  
RESOLUTION OF THE LOCAL AGENCY FORMATION  
COMMISSION FOR THE COUNTY OF LOS ANGELES  
MAKING 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, 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"**

WHEREAS, Saint George Properties, LLC ("landowner" or "Applicant") submitted a petition for proceedings, to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with § 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the City of La Verne (City) and the County Sanitation District No. 21 of Los Angeles County, detachment of said territory from the Consolidated Fire Protection District of Los Angeles County and County Road District No. 5, and amendment to the Consolidated Fire Protection District of Los Angeles County Sphere of Influence, all within the County of Los Angeles (County); and

WHEREAS, the proposed reorganization consists of approximately 19.44± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Reorganization No. 2019-04 to the City of La Verne (21-768)"; and

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

WHEREAS, the principal reason for the proposed reorganization is for the City to provide water to a proposed development project; 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 reorganization consisting solely of both annexations and detachments ("Proposal") meets all of the criteria for the Commission to make a determination without notice and hearing and waive protest proceedings entirely, pursuant to Government Code § 56662; and

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

WHEREAS, the Executive Officer has given notice of the public hearing pursuant to Government Code §§ 56150-56160, 57025, and 57026, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on January 4, 2024, which is at least 21 days prior to the public hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

WHEREAS, on February 14, 2024, after being duly and properly noticed, this proposal came on for hearing, at which time this Commission heard and received all oral and written testimony, objections, and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer; and

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Reorganization No. 2019-04 to the City of La Verne (21-768), pursuant to State CEQA Guidelines § 15096, the Commission considered the Mitigated Negative Declaration prepared and adopted by the City of La Verne, as lead agency, on September 20, 2021, together with any comments received during the public review process; certifies that the Commission has independently reviewed and considered and reached its own conclusions regarding the environmental effects of the project as shown in the Mitigated Negative Declaration; and adopts the Mitigation Monitoring and Reporting Program Baseline Road Single-Family residential and Annexation Project for the project, finding that the Mitigation Monitoring and Reporting Program Baseline Road Single-Family residential and Annexation Project is adequately designed to ensure compliance with the mitigation measures during project implementation as applicable to the responsible agency.
2. Pursuant to Government Code § 56662(a), the Commission hereby finds and determines that:
  - a. The territory encompassed by the reorganization 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 reorganization, 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 reorganization was accompanied by satisfactory proof that all owners of land within the affected territory have given their written consent to the proposal.

Based thereon, pursuant to Government Code § 56662(a), the Commission may make determinations upon the proposed reorganization proposal without notice and hearing and may waive protest proceedings relative to the proposed reorganization.

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

3. The Commission hereby amends the Spheres of Influence of the Consolidated Fire Protection District of Los Angeles County so as to exclude the subject territory described in Exhibit "A" and "B" from Consolidated Fire Protection District of Los Angeles County and makes the following determinations in accordance with Government Code § 56425(e):

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

The existing land use consists of vacant land that will be developed to include seven (7) single-family homes.

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

The affected territory is located within the County of Los Angeles unincorporated community adjacent to the City of La Verne. General government services, including animal control, land use planning and regulation, law enforcement, fire protection, flood control, library, vector control, park and recreation, road

maintenance, solid waste, street lighting, water, wastewater, and other services are provided by either the city, county, or a special district.

The affected territory will be developed to include seven (7) single-family homes which requires organized governmental services. The affected territory will require governmental facilities and services indefinitely.

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

The affected territory is already being serviced by the Consolidated Fire Protection District of Los Angeles County. The City of La Verne Fire Department will take over fire protection service once the reorganization is complete.

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

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

(5) Disadvantaged Unincorporated Communities:

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

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

The Commission has a written statement of the functions and classes of service of the Consolidated Fire Protection District of Los Angeles specifying the nature,

location and extent of its classes of service that it provides within its boundary on file. The Commission's written statement remain unchanged by this.

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

5. The affected territory consists of 19.44± acres, is uninhabited, and is assigned the following short form designation:

"Reorganization No. 2019-04 to the City of La Verne (21-768)".

6. Reorganization No. 2019-04 to the City of La Verne (21-768) is hereby approved, subject to the following terms and conditions:

- a. The Saint George Properties, LLC agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.
- c. Recordation of the Certificate of Completion shall not occur prior to the conclusion of the 30-day reconsideration period 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 reorganized shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the City and/or County Sanitation District No. 21 of Los Angeles County.
- f. The regular County assessment roll shall be utilized by the City and/or County Sanitation District No. 21 of Los Angeles County.
- g. The affected territory will be taxed for any existing general indebtedness, if any, of the City and/or County Sanitation District No. 21 of Los Angeles County.
- h. Annexation of the affected territory described in Exhibits "A" and "B" to the City of La Verne and County Sanitation District No. 21 of Los Angeles County.
- i. Detachment of the affected territory described in Exhibits "A" and "B" from the Consolidated Fire Protection District of Los Angeles County and County Road District No. 5.
- j. The map and geographic description of the affected territory shall comply with

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

- k. Upon the effective date of the reorganization, all right, title, and interest of the County, including but not limited to, the underlying fee title or easement where owned by the County, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City.
- l. Upon the effective date of the reorganization, the City shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the County: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.

- m. Upon the effective date of the reorganization, the City shall do the following: (1) assume ownership and maintenance responsibilities for all drainage devices, storm drains and culverts, storm drain catch basins, appurtenant facilities (except regional Los Angeles County Flood Control District (LACFCD) facilities for which LACFCD has a recorded fee or easement interest and which have been accepted into the LACFCD system), site drainage, and all master plan storm drain facilities that are within the annexation area and are currently owned, operated and maintained by the County ; (2) accept and adopt the County of Los Angeles Master Plan of Drainage (MPD), if any, which is in effect for the annexation area. Los Angeles County Department of Public Works Department (LACDPW) should be contacted to provide any MPD which may be in effect for the annexation area. Deviations from the MPD shall be submitted to the Chief Engineer of LACFCD/Director of LACDPW for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts to LACFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACDPW, for review and comment.
- n. Except to the extent in conflict with "a" through "m", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the



California Government Code (commencing with Government Code § 57325) shall apply to this reorganization.

7. The Commission hereby orders the uninhabited territory described in Exhibits “A” and “B” to be (a) annexed to the City and County Sanitation District No. 21 of Los Angeles County, and (b) detached from the Consolidated Fire Protection District of Los Angeles County and County Road District No. 5”.
8. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
9. The Executive Officer is directed to transmit a copy of this resolution to the City and special districts, upon the applicant’s payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*
10. Pursuant to Government Code § 56883, the Executive Officer may make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

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

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

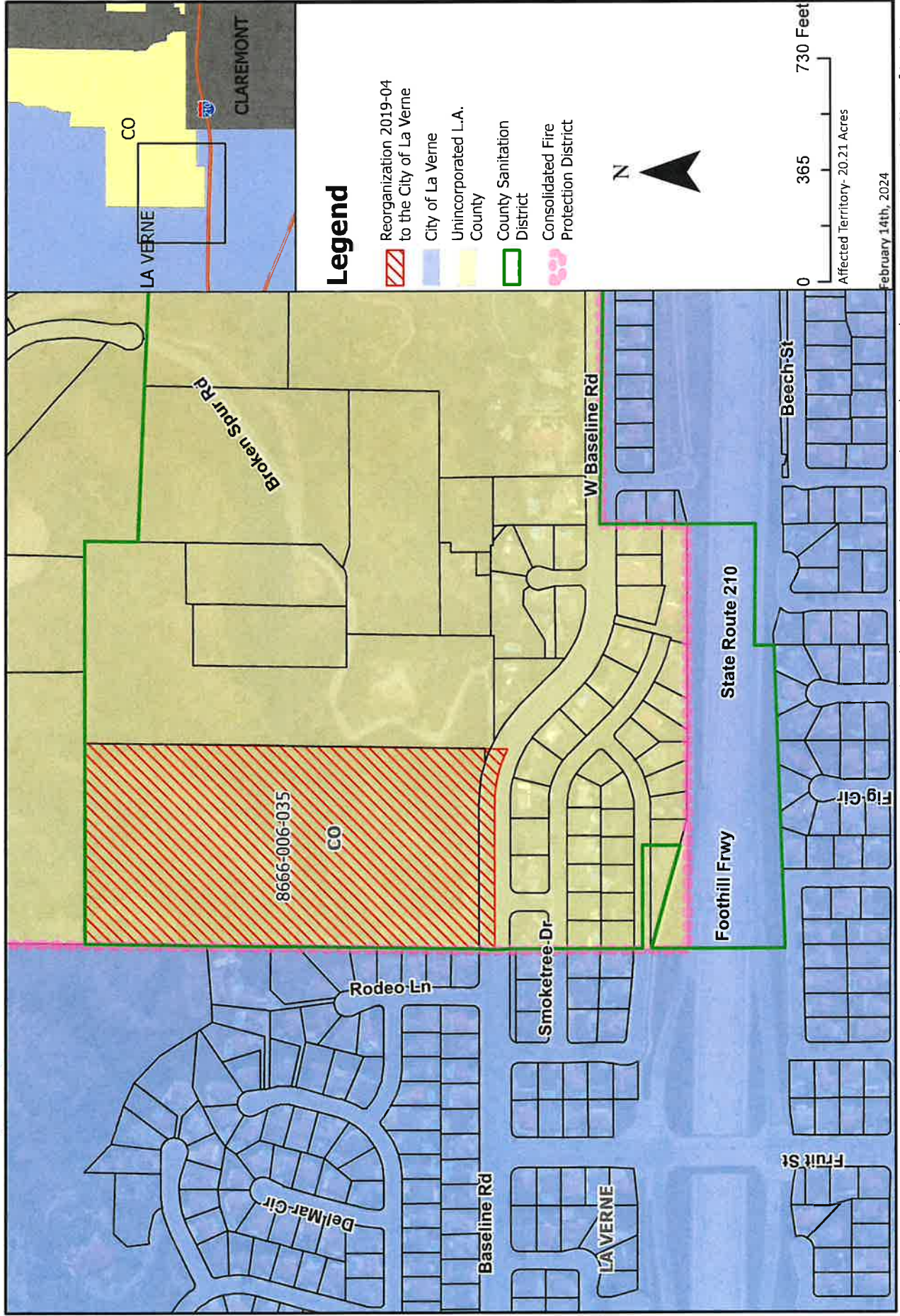
MOTION PASSES: 0/0/0

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

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

**Reorganization No. 2019-04 to the City of La Verne  
(Annexation to the City of La Verne and County Sanitation District No.21,  
Detachment from the Consolidated Fire Protection District of Los Angeles County)**





# CITY OF LA VERNE CITY HALL

3660 "D" Street, La Verne, California 91750-3599  
[www.cityoflaverne.org](http://www.cityoflaverne.org)

February 12, 2024

Mr. Donald Dear, Chair  
Local Agency Formation Commission for the County of Los Angeles  
80 South Lake Avenue, Suite 870  
Pasadena, California 91101

RE: 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, and Mitigated Negative Declaration.

Mr. Dear:

Please accept these comments in support of the above item related to an annexation to the City of La Verne. The City is in support of the annexation as witnessed by the City Council's approval of the vested tentative track map and annexation on September 21, 2021, and extension of the track map on September 18, 2023.

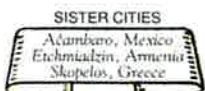
The City is in support of the annexation and we appreciate Staff's recommendation for approval without the residential area across Baseline from the project area. The City has conveyed to LAFCO staff that future annexation of all of the unincorporated areas within our sphere of influence is a goal and we have requested a Sphere of Influence review as we proceed down that path. I have also reached out to the County of Los Angeles to seek a municipal service agreement for providing various municipal services to residents while we work towards an annexation and engage the community members about the benefits of such an annexation. I look forward to working with the County and LAFCO on that process.

Again, thank you for your support and approval of Item 7.a.

Sincerely,

  
Ken Damer  
City Manager

REC'D LAFCO  
FEB 13 2024 AM 9:00



General Administration 909/596-8726 • Water Customer Service 909/596-8744 • Community Services 909/596-8700  
Public Works 909/596-8741 • Finance 909/596-8716 • Community Development 909/596-8706 • Building 909/596-8713  
Police Department 909/596-1913 • Fire Department 909/596-5991 • General Fax 909/596-8737



## **Staff Report**

**February 14, 2024**

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

#### **Status of Annexation No. 2023-07 to the City of Duarte, Amendments to the City of Duarte and Bradbury Spheres of Influence**

On June 14, 2023, the Commission requested to receive a status report for Annexation No. 2023-07 to the City of Duarte at its February 14, 2024 meeting. Below highlights the key dates and actions that have taken place thus far.

On April 12, 2023, the Commission continued Annexation No. 2021-10 to the City of Bradbury for sixty (60) days, in anticipation of a partially competing application (Annexation No. 2023-07 to the City of Duarte) being submitted to LAFCO.

On May 29, 2023, Andrew Smith, representing the landowner (Human Good) submitted Annexation No. 2023-07 to the City of Duarte requesting to annex 19.0+/-acres of inhabited territory to the City of Duarte, and to amend the Spheres of Influence (SOIs) for both the City of Duarte (to include the affected territory to Duarte's SOI) and the City of Bradbury (to exclude the affected territory from Bradbury's SOI). This proposal includes both the Royal Oaks retirement community as well as the .66± acres of Royal Oaks Drive North (publicly-owned right-of-way) the latter being the affected territory proposed to be annexed to the City of Bradbury (Annexation No. 2021-10 to the City of Bradbury). The Notice of Filing was mailed to all the affected agencies on June 5, 2023.

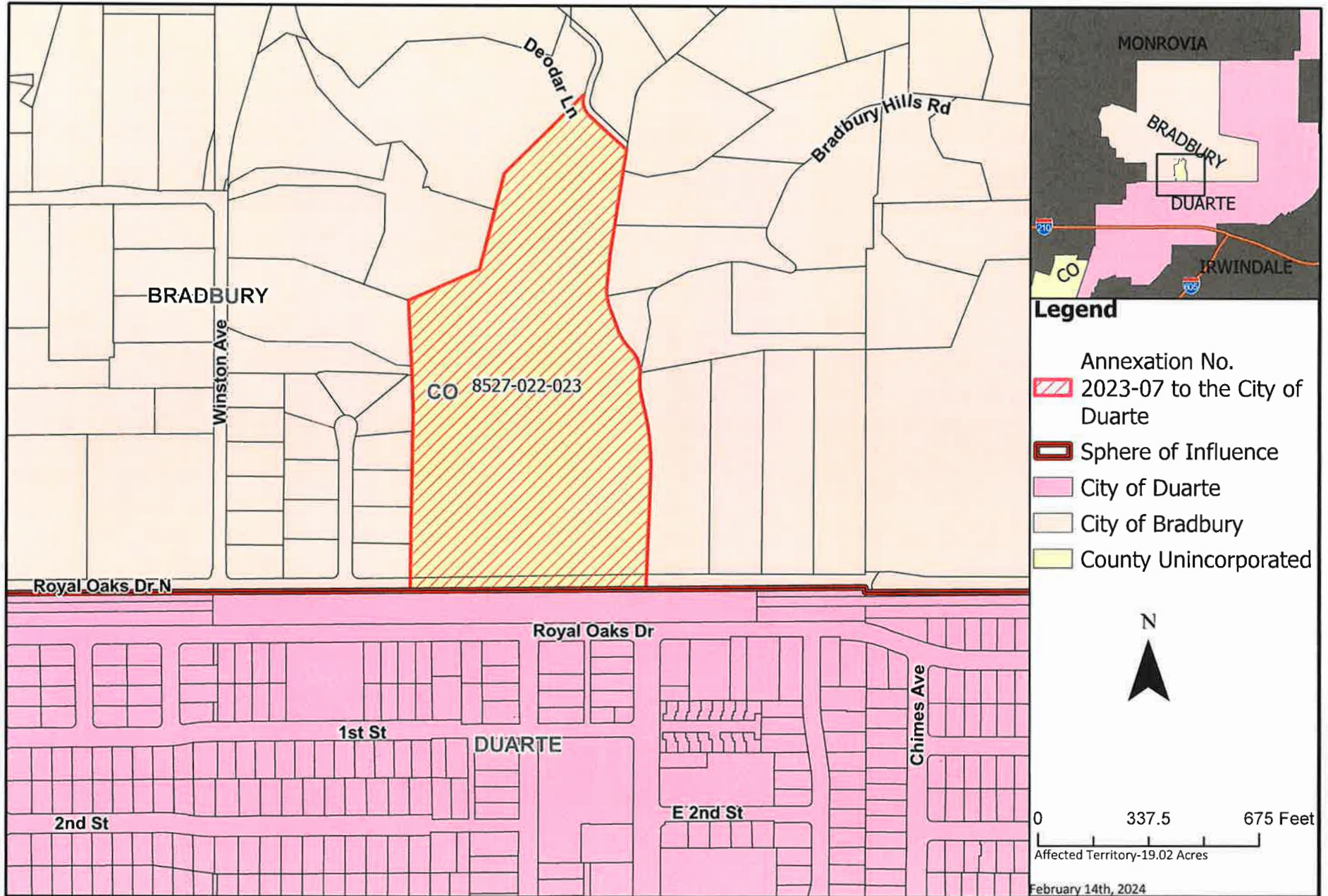
On June 14, 2023, Annexation No. 2021-10 to the City of Bradbury, the continued proposal, was brought back to the Commission for consideration, including comments both written and in person. The Commission voted to again continue Annexation No. 2021-10 to the City of Bradbury until the February 14, 2024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

On December 11, 2023, LAFCO received comments from County for Annexation No. 2023-07 to the City of Duarte. There were no significant comments to address, and the tax transfer resolution was developed by the County and circulated to all the affected agencies for signatures.

As of February 1, 2024, LAFCO is waiting for a Pre-Zoning Ordinance and a tax transfer resolution for Annexation No. 2023-07 to the City of Duarte to have a complete application packet. Once all application requirements are fulfilled, staff can perform the proper analysis for both Annexation No. 2023-07 to the City of Duarte and Annexation No. 2021-10 to the City of Bradbury concurrently, and place both items on the Commission's Agenda for consideration.

# LAFCO Annexation 2023-07 to the City of Duarte

Local Agency Formation Commission  
for the County of Los Angeles



L:\GIS\Maps\Latest Annexation\Cities\Duarte\2023-07





# City of Duarte

1600 Huntington Drive, Duarte, CA 91010 | Tel (626) 357-7931 | Fax (626) 358-0018 | [accessduarte.com](http://accessduarte.com)

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February 7, 2024

RE: City of Duarte Supports Agenda Item 9.a and Opposes Agenda Item 9.b.

Dear Honorable Chair and Commissioners:

The City of Duarte (“Duarte”) sends this letter in support of Agenda Item 9.a – HumanGood SoCal dba Royal Oaks Retirement Community’s (“HumanGood”) Annexation Application No. 2023-07 for a change of the sphere of influence and the annexation of the Royal Oaks Retirement Community (“RORC”) into the City of Duarte (“Annexation Application”). Moreover, Duarte opposes approval of Agenda Item 9.b – Annexation No. 2021-10 to the City of Bradbury.

After HumanGood submitted their Annexation Application to LAFCO, RORC residents made public comments at City Council meetings seeking Duarte’s support of the annexation. On November 14, 2023, the Duarte City Council held a public workshop in which it heard testimony from members of the public, HumanGood Executive Director Andrew Smith, and a presentation from Duarte staff regarding the Annexation Application and the implications of a successful annexation into Duarte. A fiscal analysis report relating to the effects of the annexation was also represented.

The Duarte City Council learned that RORC residents currently participate in events in Duarte, shop in Duarte, and volunteer in Duarte. The annexation would allow RORC residents to be more civically engaged in local government by allowing them to apply to be on various Duarte commissions and potentially even run for local office. In light of the information received over a period of months regarding the benefits of the annexation of RORC, the Duarte City Council found that the approval of the Annexation Application would be in the best interest of the public and the right thing to do for residents of Duarte, as well as the residents of RORC. On January 23, 2024, after an additional presentation from Duarte staff and hearing public comments, the Duarte City Council directed Duarte staff to prepare this letter in support of the Annexation Application.

Duarte urges LAFCO to approve HumanGood’s Annexation Application No. 2023-07 and disapprove the City of Bradbury’s Annexation No. 2021-10.

Approval of the Annexation Application would ensure that RORC residents could finally be an official part of the larger Duarte community rather than an island surrounded by other municipalities. RORC is already an island of territory surrounded by two cities. Allowing the City of Bradbury’s application, which only includes a county road but not RORC, to be completed would be in direct opposition to LAFCO’s stated policy and purpose of encouraging orderly growth, promoting the logical formation and determination of local agency boundaries, discouraging urban sprawl, and preserving open space and prime agricultural lands by exacerbating the existing unincorporated island issue. On the other hand, allowing RORC to annex into the City of Duarte furthers

LAFCO's policies and eliminates the island issue completely. Not only would this create efficiencies in government, but it would also ensure RORC residents can truly be part of the Duarte family.

The City of Duarte once again strongly supports HumanGood's Annexation Application in Agenda Item 9.a and firmly opposes Agenda Item 9.b, the City of Bradbury's Annexation No. 2021-10.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'BV', with a horizontal line extending to the right.

Brian Villalobos

City Manager, City of Duarte

## **Staff Report**

**February 14, 2024**

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

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

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

##### **PROPOSAL SUMMARY:**

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

Jurisdictional Changes:	The jurisdictional changes that result from this proposal include annexation to the City of Bradbury and withdrawal from Los Angeles County Road District No. 5.
Within SOI:	Yes
Waiver of Public/Protest Hearing	Pursuant to Government Code § 56662(a), the Commission may waive notice and the public hearing for the annexation because the proposal meets all of the following criteria: the affected territory is uninhabited; no affected local agency has submitted a written demand for a hearing within ten (10) days as referenced in Government Code § 56662(c); and all owners of land within the affected territory have given their written consent to the proposal.
California Environmental Quality Act (CEQA) Clearance:	The proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15061(b)(3) because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. A Categorical Exemption was adopted by City of Bradbury, as lead agency, on November 16, 2021. The proposal is also categorically exempt from CEQA pursuant to § 15320 because it consists of a reorganization of local government agencies where the changes do not change the geographical area in which previously existing powers are exercised. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.
Additional Information:	<p>On April 12, 2023, the Commission considered the Proposal, including comments both written and in person. The Commission voted to continue Annexation No. 2021-10 to the City of Bradbury for sixty (60) days, to today's meeting, in order to allow for an application to annex the landowner's parcel (owned by Human Good) to the north of the affected area into the City of Duarte.</p> <p>On June 14, 2023, the continued Proposal was brought back to the Commission for consideration, including comments both written and in person. The Commission</p>

voted to again continue Annexation No. 2021-10 to the City of Bradbury until the February 14, 2024 meeting. This would allow for the City of Duarte to work with the County on Annexation No. 2023-07 to the City of Duarte. Along with the continuance of Annexation 2021-10 to the City of Bradbury the Commission directed staff to advise of the progress of Annexation No. 2023-07 to the City of Duarte (see Agenda Item No. 9.a. on today's agenda).

## **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 City of Bradbury on March 13, 2023. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration as Wednesday, April 12, 2023. On April 12, 2023, the Commission considered the Proposal, comments both written and in person, and continued Annexation 2021-10 to the City of Bradbury for 60 days pursuant to Government Section 56666(a).

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

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

The existing population is 0 residents as of November 29, 2021. The population density issue does not apply because the affected territory is unpopulated.

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

The affected territory is .66+/- acres. The affected territory consists of portions of publicly-owned right-of-way.

The assessed valuation is \$0 as of November 29, 2021.

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

On February 28, 2023, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a corresponding property tax transfer resolution

The topography of the affected territory is flat.

There are no natural boundaries within or adjacent to the affected territory.

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

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

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



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

The affected territory includes publicly-owned right-of-way which require limited organized governmental services such as traffic enforcement and road maintenance.

The present cost and adequacy of government services and controls in the area are acceptable. The probable effect of the proposed action and of alternative courses of action on the cost and adequacy of services and controls in the affected territory and adjacent areas is minimal.

Municipal Services	Current Service Provider	Proposed Service Provider
Animal Control	Los Angeles County Department of Animal Care and Control	Los Angeles County Department of Animal Care and Control (under contract to the City of Bradbury)
Fire and Emergency Medical	Consolidated Fire Protection District of Los Angeles County (CFPD)	Consolidated Fire Protection District of Los Angeles County (under contract to the City of Bradbury)
Flood Control	Los Angeles County Flood Control District	Same
Library	Los Angeles County Library District	Same
Mosquito & Vector Control	San Gabriel Valley Mosquito and Vector Control District	Same
Park and Recreation	Los Angeles County Department of Parks & Recreation	City of Bradbury
Planning	Los Angeles County Department of Regional Planning	City of Bradbury
Police Protection	Los Angeles Sheriff Department (LASD)	Los Angeles Sheriff Department (under contract to the City of Bradbury)
Road Maintenance	Los Angeles County Department of Public Works	City of Bradbury
Solid Waste	Private Hauler under franchise to the County of Los Angeles	Private Hauler under franchise to the under contract to the City of Bradbury

Street Lighting	Los Angeles County Department of Public Works	City of Bradbury
Water	Upper San Gabriel Valley Municipal Water District (wholesaler) and California American Water Company (retailer)	Same
Wastewater	County Sanitation District No. 15 of Los Angeles County	Same

The County will continue to provide animal control, fire and emergency medical, flood control, library, and police; the San Gabriel Valley Vector Control District will continue to provide mosquito and vector control services; the Upper San Gabriel Valley Municipal Water District and California American Water Company will continue to provide water services; and County Sanitation District No. 15 of Los Angeles County will continue to provide wastewater services. The County and special districts will continue to provide adequate services and maintain current service levels.

Upon approval of the annexation request, the City of Bradbury will provide park and recreation, planning, road maintenance, and street lighting, as well as solid waste services directly or through contracts. The City will continue to provide adequate services and maintain current service levels.

Potential enhanced services may be financed by general fund revenues, developer impact fees, community facilities districts, bonds, assessments, grants, and/or user fees.

**c. *Proposed Action and Alternative Actions:***

The proposed action would preclude any other City—in this instance, the sole city impacted is the City of Duarte—from annexing the area north of the proposed Bradbury annexation. The proposed action may have an effect upon the mutual social and economic interests of the residents of the Royal Oaks Retirement Community, which is located north of the proposed annexation area. The proposal has no impact on the governmental structure of the County.

The effect of alternate actions on the local governmental structure of the County is minimal.

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

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

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

***e. Agricultural Lands:***

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

***f. Boundaries:***

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

The affected territory in this proposed change of organization is contiguous to the existing jurisdictional boundary of the City of Bradbury. “Contiguous” means territory that abuts or shares a common boundary with territory within a local agency.

The proposal would create an island of unincorporated territory, because the adjacent Royal Oaks Retirement Community (the property owned by Human Good) would be completely surrounded by the City of Bradbury.

***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 Interstate 210 Foothill Freeway, which is approximately one-half mile from the affected territory.

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

The proposal is consistent with the existing County General Plan designation of publicly-owned-right-of-way.

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

Pre-zoning was not adopted for the affected territory. Publicly-owned rights-of way are not zoned in the City of Bradbury nor the County of Los Angeles.

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

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

***j. Comments from Public Agencies:***

Staff received comments on December 2, 2022, from the County of Los Angeles with general questions/concerns about the proposal. Kevin Kearney, City Manager for the City of Bradbury indicated in an email on February 1, 2023, that the city has addressed comments made by the County.

Staff also received comments on December 16, 2021, from the Los Angeles County Sanitation Districts verifying the affected territory is within County Sanitation District No. 22 of Los Angeles County and the annexation will have no effect on facilities.

At the April 12, 2023 Commission meeting, Kevin Kearney, City Manager for the City of Bradbury testified in support of the annexation. Mr. Kearney also testified at the June 14, 2023 Commission meeting.

***k. Ability to Provide Services:***

The affected territory is currently served by the County of Los Angeles.

The City of Bradbury currently provides municipal services to a residential community of nearly 2.0 square miles in size, with a population of approximately 882 residents. The annexation would add approximately 0.66± acres to its service area. The annexation represents a very modest increase to the city's size, and City representatives have indicated that the City has the ability to provide services to the affected territory once the annexation is complete.

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

There are no known issues regarding water supply or delivery. The affected territory is within the boundaries of the Upper San Gabriel Valley Municipal Water District (wholesale water) and the California American Water Company (retail water). Should the annexation be approved, the water service providers would not change.

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

The proposed annexation has no impact on the achievement of a fair share of regional housing needs of the City or County. The County and City have agreed to a Regional Housing Needs Assessment (RHNA) allocation transfer of zero (0) units from the County to the City.

***n. Comments from Landowners, Voters, or Residents:***

Staff did not receive any significant comments from landowners, voters, or residents within the affected territory.

At the April 12, 2023 Commission Meeting, seven (7) residents of the Royal Oaks Retirement Community (adjacent to the affected territory), as well as a former mayor of the City of Duarte, testified in opposition of the proposed annexation to the City of Bradbury; some of these individuals also spoke in favor of a potential annexation to the City of Duarte.

At this meeting, staff provided the Commission with a letter from Andrew Smith, the landowner representative adjacent to the affected territory, expressing opposition to the Bradbury annexation and in support of a potential annexation to the City of Duarte that would include both the Royal Oaks Drive North right-of-way and the landowner's parcel to the immediate north.

***o. Land Use Designations***

The proposal is consistent with the existing County General Plan designation of publicly-owned-right-of-way.

The proposal is consistent with the existing County zoning designations. Publicly-owned rights-of way are not zoned in the City of Bradbury nor in the County of Los Angeles.

***p. Environmental Justice:***

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

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

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

The County of Los Angeles All-Hazard Mitigation Plan (approved February 13, 2019) establishes the County's emergency policies and procedures in the event of a disaster and addresses allocation of resources and protection of the public in the event of an emergency.

The Safety Element of the General Plan for the County of Los Angeles (approved October 6, 2015) addresses reduction of the potential risk of death, injuries, and economic damages resulting from natural and man-made hazards.

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

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

The proposed action involves a city annexation and does not involve a district annexation or city detachment; therefore, Government Code § 56668.3 does not apply.

**ADDITIONAL FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT  
CODE § 56744 AND 56375(m):**

Government Code section 56744 discourages annexations or incorporations that create islands, providing:

"Unless otherwise determined by the commission pursuant to subdivision (m) of Section 56375, territory shall not be incorporated into, or annexed to, a city pursuant to this division if, as a result of that incorporation or annexation, unincorporated territory is completely surrounded by that city or by territory of that city on one or more sides and the Pacific Ocean on the remaining sides."

Pursuant to Government Code section 56375(m), in order to approve Annexation No. 2021-10 to the City of Bradbury, the commission must waive the provisions of Government Code section 56744, by finding that "the application of the restrictions would be detrimental to the orderly development of the community and that the area that would be enclosed by the annexation... is so located that it cannot reasonably be annexed to another city..."

At this time, the determinations required by Government Code Section §§ 56744 and 56375(m) cannot be made given the testimony at the April 12, 2023 Commission hearing, and the proposal filed on May 29, 2023, by the landowner to the north (Human Good) to annex to the City of Duarte (Annexation No. 2023-07 to the City of Duarte, Amendment to the City of Bradbury and City of Duarte Spheres of Influence).

**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):**

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

On June 14, 2023, the continued Proposal was brought back to the Commission for consideration, including comments both written and in person. The Commission voted to again



continue Annexation No. 2021-10 to the City of Bradbury until the February 14, 2024 meeting. This would allow for the City of Duarte to work with the County on Annexation No. 2023-07 to the City of Duarte. Along with the continuance of Annexation 2021-10 to the City of Bradbury the Commission directed staff to advise of the progress of Annexation No. 2023-07 to the City of Duarte (see Agenda Item No. 9.a. on today's agenda).

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

The proposal is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines § 15061(b)(3) because the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. A Categorical Exemption was adopted by City of Bradbury, as lead agency, on November 16, 2021. The proposal is also categorically exempt from CEQA pursuant to § 15320 because it consists of a reorganization of local government agencies where the changes do not change the geographical area in which previously existing powers are exercised. In addition, there are no cumulative impacts, unusual circumstances, nor other limiting factors that would make the exemption inapplicable based on the proposal records.

**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; because the affected territory involves publicly-owned right-of-way, there is no landowner, per se, consistent with Government Code § 56048(c). Based thereon, the Commission may make determinations on the proposed annexation without notice and hearing, and the Commission may waive protest proceedings.

**CONCLUSION:**

Due to the submittal of Annexation No. 2023-07 to the City of Duarte, staff is unable to recommend that the Commission make the determinations required by Government Code §56375(m) for Annexation No. 2021-10 to the City of Bradbury.

Staff recommends that the Commission again continue Annexation 2021-10 to the City of Bradbury to a date to be determined, not to exceed the October 9, 2024 Commission Meeting. October 9, 2024 will be the last meeting where the Commission can approve an annexation in time for the December 1, 2024 State Board of Equalization deadline for tax roll 2025/2026.

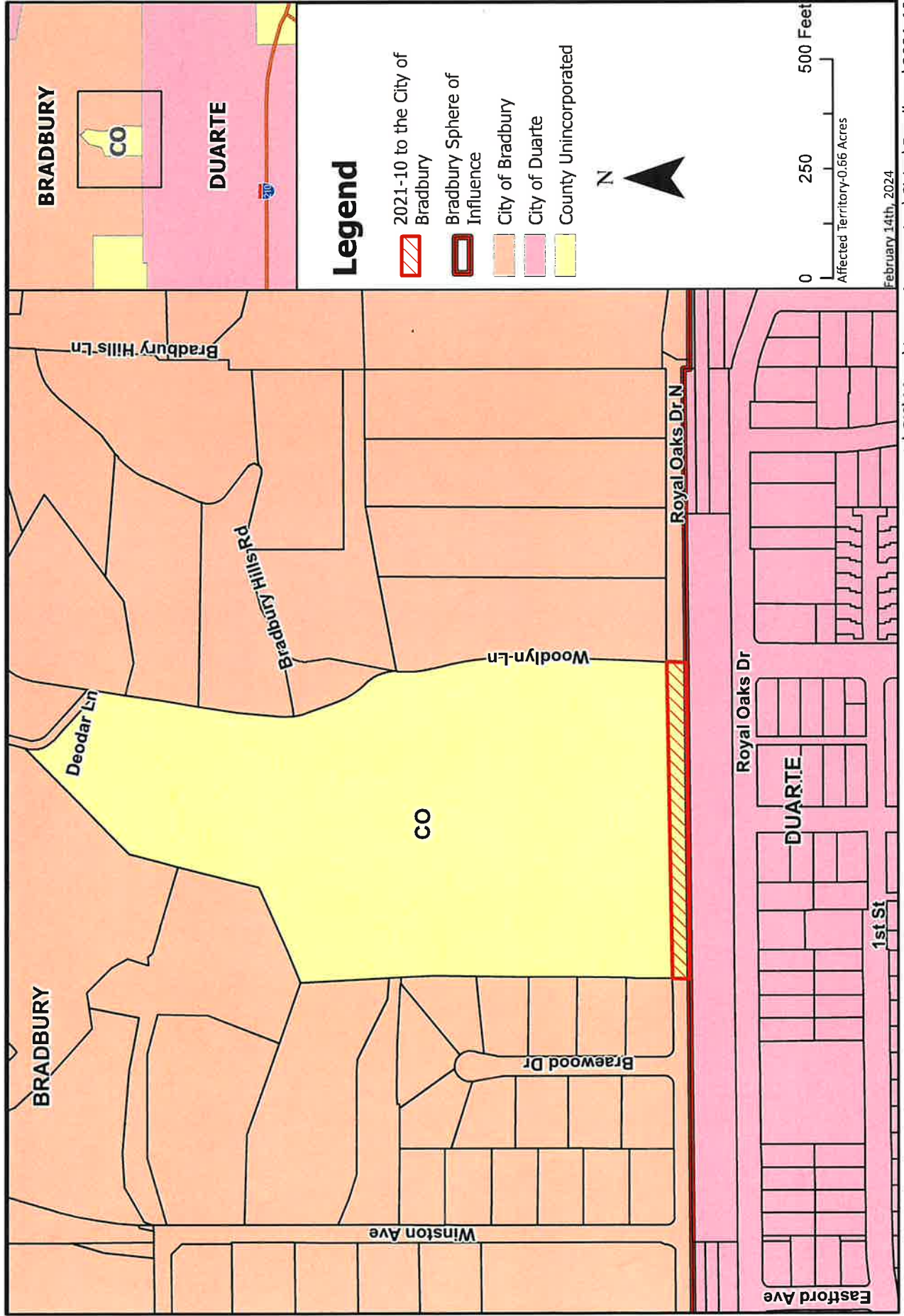
This continuance would accommodate staff's further review of Annexation 2023-07 to the City of Duarte and afford all affected agencies the time to sign the tax transfer resolution that is currently being circulated.

**RECOMMENDED ACTION:**

Staff recommends that the Commission:

1. Continue Annexation No. 2021-10 to the City of Bradbury to be considered concurrently with Annexation No. 2023-27 to the City of Duarte, Amendments to the City of Bradbury and City of Duarte Spheres of Influence to a date to be determined, not to exceed the October 9, 2024 Commission Meeting.

# Annexation 2021-10 to the City of Bradbury







# City of Duarte

1600 Huntington Drive, Duarte, CA 91010 | Tel (626) 357-7931 | Fax (626) 358-0018 | [accessduarte.com](http://accessduarte.com)

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February 7, 2024

RE: City of Duarte Supports Agenda Item 9.a and Opposes Agenda Item 9.b.

Dear Honorable Chair and Commissioners:

The City of Duarte (“Duarte”) sends this letter in support of Agenda Item 9.a – HumanGood SoCal dba Royal Oaks Retirement Community’s (“HumanGood”) Annexation Application No. 2023-07 for a change of the sphere of influence and the annexation of the Royal Oaks Retirement Community (“RORC”) into the City of Duarte (“Annexation Application”). Moreover, Duarte opposes approval of Agenda Item 9.b – Annexation No. 2021-10 to the City of Bradbury.

After HumanGood submitted their Annexation Application to LAFCO, RORC residents made public comments at City Council meetings seeking Duarte’s support of the annexation. On November 14, 2023, the Duarte City Council held a public workshop in which it heard testimony from members of the public, HumanGood Executive Director Andrew Smith, and a presentation from Duarte staff regarding the Annexation Application and the implications of a successful annexation into Duarte. A fiscal analysis report relating to the effects of the annexation was also represented.

The Duarte City Council learned that RORC residents currently participate in events in Duarte, shop in Duarte, and volunteer in Duarte. The annexation would allow RORC residents to be more civically engaged in local government by allowing them to apply to be on various Duarte commissions and potentially even run for local office. In light of the information received over a period of months regarding the benefits of the annexation of RORC, the Duarte City Council found that the approval of the Annexation Application would be in the best interest of the public and the right thing to do for residents of Duarte, as well as the residents of RORC. On January 23, 2024, after an additional presentation from Duarte staff and hearing public comments, the Duarte City Council directed Duarte staff to prepare this letter in support of the Annexation Application.

Duarte urges LAFCO to approve HumanGood’s Annexation Application No. 2023-07 and disapprove the City of Bradbury’s Annexation No. 2021-10.

Approval of the Annexation Application would ensure that RORC residents could finally be an official part of the larger Duarte community rather than an island surrounded by other municipalities. RORC is already an island of territory surrounded by two cities. Allowing the City of Bradbury’s application, which only includes a county road but not RORC, to be completed would be in direct opposition to LAFCO’s stated policy and purpose of encouraging orderly growth, promoting the logical formation and determination of local agency boundaries, discouraging urban sprawl, and preserving open space and prime agricultural lands by exacerbating the existing unincorporated island issue. On the other hand, allowing RORC to annex into the City of Duarte furthers

LAFCO's policies and eliminates the island issue completely. Not only would this create efficiencies in government, but it would also ensure RORC residents can truly be part of the Duarte family.

The City of Duarte once again strongly supports HumanGood's Annexation Application in Agenda Item 9.a and firmly opposes Agenda Item 9.b, the City of Bradbury's Annexation No. 2021-10.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'BV', with a horizontal line extending to the right.

Brian Villalobos

City Manager, City of Duarte

## **Staff Report**

**February 14, 2024**

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

### **FY 2023-24 Mid-Year Budget Status Report**

**Summary:** In accordance with Government Code Section 56381, and prior to the statutory requirement of June 15th, the Commission adopted a budget for FY 2023-24 on April 12, 2023. Consistent with prior years, staff herein presents a summary of budgetary revenues and expenses through the middle of the fiscal year, as well as projections for the end of the current fiscal year (FY 2023-24 ends on June 30, 2024).

This mid-year budget status report incorporates recent expenditure changes to provide an overview of the projected year-end position in comparison to the adopted budget. The projected year end expenditures in the budget categories are slightly under or over the adopted budget, causing total 2023-24 projected year end expenditures to be approximately 3.5% below the Commission's adopted budget. The most significant variances are described in more detail below.

Should projections bear out, at the end of Fiscal Year 2023-24 (June 30, 2024) and anticipating higher than projected revenues over the adopted budget, a savings of approximately 5.3% will be achieved.

The following narrative description of the budget categories identifies significant variations from the adopted budget, followed by a spreadsheet providing details on all expenditure and revenue categories.

#### **Expenditures:**

**Salaries and Employee Benefits:** *The Salaries and Employee Benefits are expected to be below the adopted budget by 0.5%.*

**Employee Salaries (50001):** Cost of living increases were lower than anticipated in the adopted budget; combined with merit increases awarded to staff, employee salaries are expected to be below the adopted budget by 3.2%.

**Retirement (50015):** As a LACERA participatory agency, LAFCO is subject to employer contribution rate increases. These rates are a percentage of salaries. During the current fiscal year, LACERA increased employer contribution rates by over one percent (1%). This expense category is projected to be above budget since it is based on budgeted projected year end salaries, which include the conversion of vacation and sick time to pay.

**Accrued Vacation and Sick Time Cashout (50016):** Based on prior year payouts, the budget includes an estimated amount for accrued sick and vacation payouts. At mid-year, an employee withdrew a considerably higher amount of sick and vacation pay than previous years, as allowed



by law and LAFCO procedures. As a result of the large payout, this budget category is above budget at mid-year. At the close of the fiscal year, this account is expected to exceed the budgeted amount due to additional anticipated payouts through the end of the fiscal year. Currently, staff is being polled to estimate anticipated payouts for FY 2024-25; this should minimize exceeding budgeted projections in future years.

OPEB—Existing Retirees (50022): This account reflects existing LAFCO retirees' other post-employment benefits (OPEB), which include the portion of benefits paid by LAFCO. There is a slight increase in OPEB costs for existing retirees, which is reflected in the projected year end.

**Office Expenses:** *Office Expenses are projected to be slightly above budgeted levels by 1.2%.*

Rent (50025): The Commission is in year two of its current five-year office lease. The lease calls for tenant payments of monthly common area maintenance (CAMs) charges. Due to an increase in CAMs, expenditures in this category are expected to be 3.7% over the adopted budget.

Information Technology/Programming (50040): Computer maintenance of the office network is billed to this account. This fiscal year, in addition to routine computer maintenance, website support and maintenance was required to resolve website compatibility issues. Furthermore, monthly website support is now being provided by LAFCO's website consultant, thereby increasing expenses in this category.

Legal Notices (50042): This category is used as a placeholder for legal notices of public hearing items that are advertised in the general newspaper of circulation. This fiscal year, several of the agenda items for Commission meetings are non-public hearing items, which do not require legal noticing. Although this results in cost savings in this account, the modest savings is of minimal impact to the overall budget.

Postage (50054): This account is used for general postal service postage and express delivery services. At mid-year, expenditures in this account are 75% of budget due to an increase in mail services, causing projected year end to be approximately \$1,500 over the budgeted number. The projected year end is consistent with pre-pandemic annual postage costs. Although this is a significant percentage cost increase, the modest amounts involved are of minimal impact to the overall budget.

Conferences/Travel—Commissioners (50057) and Conferences/Travel—Staff (50058): These accounts include budgeted expenses for anticipated commissioner and staff attendance at CALAFCO conferences, workshops, and CALAFCO University programs, as well as mileage reimbursements. Because fewer commissioners attended the CALAFCO Annual Conference than in prior years, there is a cost savings of approximately \$2,500, or 12.5%. This modest savings is of minimal impact to the overall budget.

Auto Reimbursement (50060): Since the Commission converted auto reimbursement to salary, this line item is no longer being used (it will be eliminated altogether in the FY 2024-25 Budget).

Various Vendors (50061): This account includes charges from private vendors providing services to LAFCO on a regular basis. Payments for off-site storage are posted to this account and are the bulk of the expenses. The monthly charge increased by approximately 32% since this budget's adoption, causing projected year end expenses to be estimated above the budgeted amount by 68%.

Miscellaneous—Other (50065): This account includes charges by the County of Los Angeles for the use of the Board room, County services such as County Assessor fees, monthly bank charges, and other miscellaneous charges. Although there are cost savings in this account, the modest savings is of minimal impact to the overall budget.

**Professional Services:** *Professional Services are expected to be below budget by 31.1%.*

Legal Services (50076): LAFCO utilizes County Counsel for legal services. The amount listed in the attached spreadsheet reflects counsel invoices billed through December of 2023.

Accounting & Bookkeeping (50007): LAFCO has an existing contract with two separate vendors for accounting and bookkeeping services. Due to various factors beyond staff's controls, these consulting costs vary from year to year. Although there are cost savings in this account, the modest savings is of minimal impact to the overall budget.

Payroll Service (50077.1): LAFCO uses an outside vendor for payroll services. Charges to this account are for inputting time, processing payroll and generating checks.

Contract Services (50078): A placeholder was included in the annual budget for miscellaneous contract services, which fluctuate from year to year. To date, and consistent with the Commission's Procurement Policy, expended funds reflect the cost for an outside vendor to prepare an Actuarial Valuation Report to assess the Other Post Employment Benefits (OPEB) liability of the Commission. Although there are cost savings in this account, the modest savings is of minimal impact to the overall budget.

Municipal Service Reviews (50078): A placeholder was included in the annual budget for contract services, which may be utilized during the current fiscal year. A consultant has been hired to conduct a digital survey among the cities of Los Angeles County to poll the cities' interest in sphere of influence updates and corresponding Municipal Service Reviews. Accordingly, \$5,000 will be spent in this account by the end of the fiscal year to cover the costs of the consultant's work.

**Expenditure Summary:**

At the end of Fiscal Year 2023-24, staff anticipates that the total expenditures will be approximately 3.46% below budgeted expenditures of \$1,776,842.

**Revenues:** *Staff anticipates that revenues will exceed the adopted budget by 18.5 %; although filing fee revenue is less than anticipated, this amount is more than offset by an increase in interest income.*

Filing Fees (40005): Although staff projects filing fee revenue within each year's budget, the actual number of proposals (applications) filed is entirely outside of staff's control. Staff anticipates that the the budgeted fee revenue amount of \$120,000 will not be reached.

Interest Income (40007): Since interest rates have increased beyond pre-pandemic 2019 levels, interest earnings exceed what is identified in the budget.

**Local Agency Apportionment:**

The Los Angeles County Auditor Controller has collected 100% of the FY 2023-24 local agency apportionment from local agencies in Los Angeles County (assessments collected from the County of Los Angeles, the cities of Los Angeles County, and the independent special districts of Los Angeles County).

**Recommended Action:**

1. Receive and file the Mid-Year Budget Status Report for FY 2023-24.

## ADOPTED FINAL BUDGET FOR FISCAL YEAR 2023-24

ACCT. #	ACCOUNT NAME	ADOPTED FINAL BUDGET FY 2023-24	MID YEAR BUDGET STATUS FY 2023-24	Mid Yr % Variance From FY 2023-24 Adopted Budget	PROJECTED YEAR END (PYE) FY 2023-24	PYE % Variance From FY 2023-24 Adopted Budget
*Adopted 4/12/23						
<b>EXPENSES</b>						
<b>50000</b>	<b>Salaries and Employee Benefits</b>					
50001	Employee Salaries	\$ 870,000	\$ 414,197	-52.4%	\$ 841,982	-3.2%
50015	Employer Paid Pension Contribution	208,200	98,522	-52.7%	210,284	1.0%
50016	Accrued vacation and sick cashout	13,000	13,398	3.1%	28,398	118.4%
50017	Commissioner Stipends	20,000	7,350	-63.3%	20,000	0.0%
50018	Worker's Compensation Insurance	11,000	282	-97.4%	11,000	0.0%
50019	Insurance (Health, Disability, Life)	148,682	151,924	2.2%	151,924	2.2%
50020	Payroll Taxes	17,000	8,012	-52.9%	17,000	0.0%
50022	OPEB - Existing Retirees	21,000	10,815	-48.5%	21,630	3.0%
<b>Total Salaries &amp; Employee Benefits</b>		<b>\$ 1,308,882</b>	<b>\$ 704,500</b>	<b>-46.2%</b>	<b>\$ 1,302,218</b>	<b>-0.5%</b>
<b>50000A</b>	<b>Office Expense</b>					
50025	Rent	\$ 133,500	\$ 66,638	-50.1%	\$ 138,422	3.7%
50026	Communications	10,000	4,380	-56.2%	10,000	0.0%
50027	Supplies	6,000	4,058	-32.4%	6,000	0.0%
50029	Computer Software	8,000	5,478	-31.5%	8,000	0.0%
50030	Equipment lease	5,500	3,326	-39.5%	5,500	0.0%
50031	Employee & Guest Parking Fees	8,600	4,883	-43.2%	8,600	0.0%
50032	Property/Liability Insurance	22,500	15,123	-32.8%	22,500	0.0%
50033	Agency Membership Dues	15,200	1,658	-89.1%	15,200	0.0%
50040	Information Technology/Programming	10,000	8,635	-13.7%	15,745	57.5%
50052	Legal Notices	3,000	150	-95.0%	2,000	-33.3%
50054	Postage	3,000	2,229	-25.7%	4,458	48.6%
50056	Printing/Copy Charges	3,000	900	-70.0%	2,000	-33.3%
50057	Conferences/Travel - Commissioners	10,000	4,008	-59.9%	5,500	-45.0%
50058	Conference/Travel - Staff	10,000	5,910	-40.9%	12,000	20.0%
50060	Auto Reimbursement	7,000	559	-92.0%	559	-92.0%
50061	Various Vendors	11,000	9,009	-18.1%	18,519	68.4%
50065	Miscellaneous - Other	7,500	289	-96.1%	2,000	-73.3%
50067	Misc. Computer Equipment	2,000	0	-100.0%	2,000	0.0%
<b>Total Office Expenses</b>		<b>\$ 275,800</b>	<b>\$ 70,595</b>	<b>1.2%</b>	<b>\$ 279,003</b>	<b>1.2%</b>
<b>50000C</b>	<b>Professional Services</b>					
50076	Legal services	80,000	54,892	-31.4%	90,892	13.6%
50077	Accounting & Bookkeeping	20,000	9,193	-54.0%	18,386	-8.1%
50077.2	Audit/Financial Statements	8,160	4,000	-51.0%	8,160	0.0%
50077.1	Payroll Service	9,000	5,686	-36.8%	9,000	0.0%
50078	Contract Services	5,000	1,395	-72.1%	2,790	-44.2%
50081	Municipal Service Reviews	70,000	0	-100.0%	5,000	-92.9%
<b>Total Professional Services</b>		<b>\$ 192,160</b>	<b>\$ 75,166</b>	<b>-60.9%</b>	<b>\$ 134,228</b>	<b>-31.1%</b>
<b>TOTAL EXPENDITURES</b>		<b>\$ 1,776,842</b>	<b>\$ 850,261</b>	<b>-52.1%</b>	<b>\$ 1,715,449</b>	<b>-3.46%</b>

# ADOPTED FINAL BUDGET FOR FISCAL YEAR 2023-24

ACCT. #	ACCOUNT NAME	ADOPTED FINAL BUDGET FY 2023-24	MID YEAR BUDGET STATUS FY 2023-24	Mid Yr % Variance From FY 2023-24 Adopted Budget	PROJECTED YEAR END (PYE) FY 2023-24	PYE % Variance From FY 2023-24 Adopted Budget
* Adopted 4/12/23						
40000	REVENUES					
40005	Filing Fees	\$ 120,000	\$ 63,100	-47.4%	\$ 90,000	-25.0%
40006	Processing Fees	-	-		-	-
40007	Interest Income	15,000	51,033	240.2%	70,000	366.7%
40008	Other Income	-	-		-	-
	<b>Total Revenues</b>	<b>\$ 135,000</b>	<b>\$ 114,133</b>	<b>-15.5%</b>	<b>\$ 160,000</b>	<b>18.5%</b>
	<b>NET OPERATING COSTS</b>	<b>\$ 1,641,842</b>	<b>\$ 736,128</b>	<b>-55.2%</b>	<b>\$ 1,555,449</b>	<b>-5.3%</b>
	<b>Local Agency Apportionment</b>	<b>FY 2023-24 Final Budget Estimates*</b>				
40001	City of Los Angeles	252,595	252,595	0.0%	252,595	0.0%
40002	County of Los Angeles	631,479	631,479	0.0%	631,479	0.0%
40003	Other Cities (87)	378,884	378,884	0.0%	378,884	0.0%
40004	Special Districts	378,884	378,884	0.0%	378,884	0.0%
	<b>Total Local Agency Apportionment</b>	<b>\$ 1,641,842</b>	<b>\$ 1,641,842</b>	<b>0.0%</b>	<b>\$ 1,641,842</b>	<b>0.0%</b>

\*Estimates based on FY 2022-23 Billing. Invoices for FY 2023-24 are generated by the County Auditor Controller's Office.

## **Staff Report**

**February 14, 2024**

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

### **FY 2023-24 Mid-Year Investment Report**

**Background:** Commission funds are held in three accounts: an operating account, an operating reserve account in the County Treasury, and a separate government entity bank account used to pay the Commission's monthly operating expenses. The County Auditor-Controller collects the LAFCO apportionment, consistent with Government Code Section 56381.6, which is deposited into the Commission's operating account. Each month, funds are transferred from the operating account to the Commission's government entity bank account to pay the Commission's operating expenditures, consistent with Commission-approved appropriations.

Commission funds held in the County Treasury accrue interest. All interest earnings are included in the Commission's budget under Interest Income (40007).

In addition, in May of 2018, the Commission established an Other-Post-Employment-Benefits (OPEB) Trust fund to reduce its unfunded OPEB liability. LAFCO funds for its OPEB liability are held in the California Public Employees' Retirement System (CalPERS)—California Employers' Retirement Benefit Trust (CERBT) Fund. While the funds held in CERBT do not accrue interest, per se, the balance in the CERBT account fluctuates, based upon the earnings of CERBT's investments.

This report identifies the mid-year status of investment earnings as well as the status of LAFCO's holdings in the CERBT account.

#### **Interest Earnings:**

Consistent with the Investment Policy (adopted by the Commission in 2017), staff provides the Commission with periodic reports on the status of investment income.

The average earning rate for those funds held in the County Treasury since December 2022 is 3.70%. At the beginning of the current fiscal year, the average earning rate was at 3.82%. As of December 31, 2023, the earning rate was 4.17%. Interest income accrued since the beginning of the fiscal year through the most recent Monthly Report of Investments is approximately \$51,000. Projected year-end interest income is expected to be significantly above the amount approved in the Commission's annual budget for FY 2023-24 by approximately \$55,000. As noted separately (in the Mid-Year Budget Status Report, Agenda Item 9.c.), staff projects that investment income at the end of the current fiscal year (June 30, 2024) will be \$70,000 whereas the amount projected in the adopted budget is \$15,000.



CERBT investment earnings for the current fiscal year have accrued at a net return of 3.64%. At the beginning of the fiscal year, the CERBT balance was \$631,745. As of the writing of this staff report, January 24, 2024, the CERBT account balance is \$654,786.

**Recommended Action:**

Staff recommends that the Commission:

1. Receive and file the Mid-Year Investment Report for FY 2023-24.

# CERBT Account Update Summary

Local Agency Formation Commission - Los Angeles

as of December 31, 2023

## OPEB Valuation Report Summary

OPEB Actuarial Valuation Report by Total Compensation Systems	
Valuation Date	6/30/2021
Measurement Date	6/30/2021
Total OPEB Liability (TOL)	\$842,648
Valuation Assets	\$470,630
Net OPEB Liability (NOL)	\$372,018
Funded Status	56%
Actuarially Determined Contribution (ADC)	--
CERBT Asset Allocation Strategy	Strategy 2
Discount Rate	6.75%

## CERBT Account Summary

As of December 31, 2023	Strategy 2
Initial contribution (06/28/2018)	\$200,000
Additional contributions	\$400,000
Disbursements	\$0
CERBT expenses	(\$1,753)
Investment earnings	\$67,544
Total assets	\$665,791
Annualized net rate of return (06/28/2018-12/31/2023 = 5.51 years)	3.37%

## Cash Flow Summary by Fiscal Year

Fiscal Year	Contributions	Disbursements	Cumulative Investment Gains (Losses)	Cumulative Fees	Cumulative Ending Assets
2006-07	\$0	\$0	\$0	\$0	\$0
2007-08	\$0	\$0	\$0	\$0	\$0
2008-09	\$0	\$0	\$0	\$0	\$0
2009-10	\$0	\$0	\$0	\$0	\$0
2010-11	\$0	\$0	\$0	\$0	\$0
2011-12	\$0	\$0	\$0	\$0	\$0
2012-13	\$0	\$0	\$0	\$0	\$0
2013-14	\$0	\$0	\$0	\$0	\$0
2014-15	\$0	\$0	\$0	\$0	\$0
2015-16	\$0	\$0	\$0	\$0	\$0
2016-17	\$0	\$0	\$0	\$0	\$0
2017-18	\$200,000	\$0	\$699	(\$1)	\$200,698
2018-19	\$0	\$0	\$14,886	(\$173)	\$214,713
2019-20	\$0	\$0	\$26,594	(\$359)	\$226,235
2020-21	\$200,000	\$0	\$71,148	(\$571)	\$470,577
2021-22	\$200,000	\$0	\$11,268	(\$966)	\$610,301
2022-23	\$0	\$0	\$33,232	(\$1,487)	\$631,745
as of 12/31/2023	\$0	\$0	\$67,544	(\$1,753)	\$665,791

# CERBT/CEPPT Investment Returns Outperform Benchmarks

Periods ended November 30, 2023

Fund	Assets	1 Month	3 Months	FYTD	1 Year	3 Years	5 Years	10 Years	ITD
CERBT Strategy 1 (Inception June 1, 2007)	\$15,698,785,087	8.26%	0.21%	0.54%	4.93%	1.50%	5.95%	5.44%	4.86%
Benchmark		8.25%	0.16%	0.46%	4.67%	1.30%	5.71%	5.09%	4.47%
CERBT Strategy 2 (Inception October 1, 2011)	\$1,832,069,717	7.79%	-0.08%	-0.28%	3.14%	-0.51%	4.59%	4.40%	5.82%
Benchmark		7.78%	-0.08%	-0.29%	2.99%	-0.64%	4.42%	4.12%	5.57%
CERBT Strategy 3 (Inception January 1, 2012)	\$745,595,400	7.24%	-0.24%	-0.77%	1.91%	-1.50%	3.61%	3.61%	4.30%
Benchmark		7.24%	-0.23%	-0.78%	1.83%	-1.59%	3.49%	3.34%	4.04%
CERBT Total	\$18,276,450,204								
CEPPT Strategy 1 (Inception October 1, 2019)	\$144,299,927	6.99%	0.44%	0.47%	4.38%	0.08%	-	-	3.01%
Benchmark		7.00%	0.40%	0.40%	4.14%	-0.10%	-	-	2.89%
CEPPT Strategy 2 (Inception January 1, 2020)	\$47,109,342	5.88%	0.35%	0.09%	2.79%	-1.96%	-	-	0.33%
Benchmark		5.87%	0.32%	0.02%	2.74%	-2.07%	-	-	0.22%
CEPPT Total	\$191,409,269								

## CERBT Portfolios

2022 Capital Market Assumptions	CERBT Strategy 1	CERBT Strategy 2	CERBT Strategy 3
Expected Return	6.0%	5.5%	5.0%
Risk	12.1%	9.9%	8.4%

## CERBT Portfolio Details

Asset Classification	Benchmark	CERBT Strategy 1	CERBT Strategy 2	CERBT Strategy 3
Global Equity	MSCI All Country World Index IMI (Net)	49% ±5%	34% ±5%	23% ±5%
Fixed Income	Bloomberg Long Liability Index	23% ±5%	41% ±5%	51% ±5%
Global Real Estate (REITs)	FTSE EPRA/NAREIT Developed Index (Net)	20% ±5%	17% ±5%	14% ±5%
Treasury Inflation Protected Securities (TIPS)	Bloomberg US TIPS Index, Series L	5% ±3%	5% ±3%	9% ±3%
Commodities	S&P GSCI Total Return Index	3% ±3%	3% ±3%	3% ±3%
Cash	91-Day Treasury Bill	0% +2%	0% +2%	0% +2%



## Total Participation Cost Fee Rate

- Total all-inclusive cost of participation
  - Combines administrative, custodial, and investment fees
  - Separate trust funds
  - Self-funded, fee rate may change in the future
  - Fee is applied daily to assets under management
    - 10 basis points - CERBT
    - 25 basis points - CEPPT

## CEPPT/CERBT Consistently Low Fee Rate History

Fiscal Year	CERBT	CEPPT
2007-2008	2.00 basis points	-
2008-2009	6.00 basis points	-
2009-2010	9.00 basis points	-
2010-2012	12.00 basis points	-
2012-2013	15.00 basis points	-
2013-2014	14.00 basis points	-
2014-2019	10.00 basis points	-
2019-2023	10.00 basis points	25.00 basis points

## 629 Prefunding Program Employers

604 CERBT and 94 CEPPT

- State of California
- 158 Cities or Towns
- 10 Counties
- 83 School Employers
- 32 Courts
- 345 Special Districts and other Public Agencies
  - (103 Water, 37 Sanitation, 34 Fire, 27 Transportation)

## Financial Reporting

- CERBT is the Plan
  - Provides audited and compliant GASB 75 report in a Schedule of Changes in Fiduciary Net Position (FNP)
  - Published in January each year

CERBT FNP Fiscal Year	Availability
<u>2019-20</u>	Available at <a href="https://www.calpers.ca.gov/cerbt">https://www.calpers.ca.gov/cerbt</a>
<u>2020-21</u>	
<u>2021-22</u>	

2022-23

January 2024

## Questions? Where to Get Trust Fund Information?

Name	Title	E-mail	Desk	Mobile
Darren Lathrop	Outreach & Support Manager	<a href="mailto:Darren.Lathrop@calpers.ca.gov">Darren.Lathrop@calpers.ca.gov</a>	(916) 795-0751	(916) 291-0391
Lee Lo	Outreach & Support Analyst	<a href="mailto:Lee.Lo@calpers.ca.gov">Lee.Lo@calpers.ca.gov</a>	(916) 795-4034	(916) 612-4128
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Robert Sharp	Assistant Division Chief	<a href="mailto:Robert.Sharp@calpers.ca.gov">Robert.Sharp@calpers.ca.gov</a>	(916) 795-3878	(916) 397-0756

Program E-mail Addresses	Prefunding Programs Webpages
<a href="mailto:CEPPT4U@calpers.ca.gov">CEPPT4U@calpers.ca.gov</a> – Questions & Document Submittal	<a href="http://www.calpers.ca.gov/CEPPT">www.calpers.ca.gov/CEPPT</a>
<a href="mailto:CERBT4U@calpers.ca.gov">CERBT4U@calpers.ca.gov</a> – Questions & Document Submittal	<a href="http://www.calpers.ca.gov/CERBT">www.calpers.ca.gov/CERBT</a>
<a href="mailto:CERBTACCOUNT@calpers.ca.gov">CERBTACCOUNT@calpers.ca.gov</a> – Online Record Keeping System	<a href="http://www.your-fundaccount.com/calpers">www.your-fundaccount.com/calpers</a>