



Local Agency Formation Commission
for the County of Los Angeles

COMMISSION MEETING

LOCAL AGENCY FORMATION COMMISSION

Wednesday, April 10th, 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 (KHHOA):

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

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

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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: 2532 919 0829 (English)

Password: 782542

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
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www.lalafco.org

OR TO LISTEN VIA WEB AND PROVIDE COMMENT:

<https://lacountyboardofsupervisors.webex.com/lacountyboardofsupervisors/j.php?MTID=m24f042b02fe58c894e2ad39e868d1346>

Password: public

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

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

1. **CALL MEETING TO ORDER**

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

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

3. **DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)**

4. **SWEARING-IN OF SPEAKER(S)**

5. **PUBLIC COMMENT**

This is the opportunity for members of the public to address the Commission on any items, including those items that are on the posted agenda, provided that the subject matter is within the jurisdiction of the Commission. Public comments are limited to three minutes per speaker.

6. **CONSENT ITEM(S)**

All matters are approved by one motion unless held by a Commissioner or member(s) of the public for discussion or separate action.

- a. Approve Minutes of March 13, 2024
- b. Approve Operating Account Check Register for the month of March 2024.
- c. Receive and file Update on Pending Proposals.
- d. Legislative Update
- e. Executive Officer's Written Report
- f. Information Item(s) – Government Code § 56751 (city proposal). (None.)

- g. Information Item(s) – Government Code § 56857 (district proposal).
 - i. Annexation No. 2024-04 to the Los Angeles County Waterworks District No. 40, Antelope Valley.
 - ii. Annexation No. 2024-05 to the Los Angeles County Waterworks District No. 40, Antelope Valley.
- h. Miscellaneous Communications. (None.)
- i. Annexation No. 440 to the County Sanitation District No. 14 of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.

7. PUBLIC HEARING(S)

- a. Annexation No. 1108 to Santa Clarita Valley Sanitation District of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.
- b. Annexation No. 1112 to Santa Clarita Valley Sanitation District of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.
- c. Annexation No. 438 to the County Sanitation District No. 14 of Los Angeles County, and Environmental Impact Report.
- d. Recommended Final Budget for Fiscal Year 2024-25

8. PROTEST HEARING(S)

- a. None.

9. OTHER ITEMS

- a. Commissioner Robert Lewis requests to participate remotely for the May 8, 2024 Meeting, for just cause, related to travel while on official business of the body or another agency, pursuant to Government Code § 54953.(f)(2). Staff recommends approval (no staff report).

10. REQUESTED POSITION(S) ON LEGISLATION

- a. Request to Oppose AB 2986 (Carrillo)

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**

May 8, 2024
June 12, 2024
July 10, 2024

15. **ADJOURNMENT**



DRAFT

Voting Members

Donald Dear
Chair

Gerald McCallum
1st Vice-Chair

Margaret Finlay
2nd Vice-Chair

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

Alternate Members

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www.lalafco.org

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

March 13, 2024

Present:

Donald Dear, Chair

Robert Lewis
Gerard McCallum
John Mirisch (Remote, Government Code § 54953(f)(2))

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

Paul Novak, Executive Officer
Tiffani Shin, Legal Counsel

Absent:

Kathryn Barger
Margaret Finlay
Lindsey Horvath
John Lee
Francine Oschin

Micah Ali, Alternate
Hilda Solis, Alternate

Vacant:

City of Los Angeles, Alternate Member

1 CALL MEETING TO ORDER

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

The following item was called up for consideration:

- a. Commissioner(s) request to participate remotely pursuant to Government Code § 54953(f)(2). Commissioner Mirisch confirmed verbally that no individuals 18 years of age or older were present in the room at the remote location.

The Commission took the following action:

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

MOTION: Bell (Alt. for Oschin) SECOND: Lewis APPROVED: 5-0-0
AYES: Bell (Alt. for Oschin), Lewis, McCallum, Reyes English (Alt. for Finlay),
Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Finlay, Horvath, Lee, Mirisch, Oschin

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Dear.

3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

(None).

ANNOUNCEMENTS

The Executive Officer (EO) announced that the agenda for today's meeting was posted on the LAFCO website on Tuesday, March 5, 2024; and posted at the Kenneth Hahn Hall of Administration on Thursday, March 7, 2024; in accordance with State law.

4 SWEARING-IN OF SPEAKER(S)

The EO asked if any members of the audience planned to testify (None).

5 PUBLIC COMMENT

(None).

6 CONSENT ITEM(S)

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

- a. Approved Minutes of February 14, 2024.
- b. Approved Operating Account Check Register for the month of February 2024.
- c. Received and filed Update on Pending Proposals.
- d. Received and filed the Legislative Update.
- e. Received and filed the Executive Officer's Written Report.
- f. Information Item(s) – Government Code § 56751 (city proposal).

(None).
- g. Received and filed Information Item(s) – Government Code § 56857 (district proposal).

(None).
- h. Miscellaneous Communications.
 - i. Letter of February 12, 2024 from Teresa Macias of LPC West to Paul Novak regarding lease term.
- i. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1110 to the Santa Clarita Valley Sanitation District of Los Angeles County; Resolution No. 2024-09RMD.
- j. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1111 to the Santa Clarita Valley Sanitation District of Los Angeles County; Resolution No. 2024-10RMD.
- k. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1117 to the Santa Clarita Valley Sanitation District of Los Angeles County; Resolution No. 2024-11RMD.
- l. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1118 to the Santa Clarita Valley Sanitation District of Los Angeles County; Resolution No. 2024-12RMD.

- m. Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1119 to the Santa Clarita Valley Sanitation District of Los Angeles County; Resolution No. 2024-13RMD.

MOTION: Reyes English (Alt. for Finlay) SECOND: McCallum APPROVED: 5-0-0
AYES: Bell (Alt. for Oschin), Lewis, McCallum, Reyes English (Alt. for Finlay), Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Finlay, Horvath, Lee, Mirisch, Oschin

7 PUBLIC HEARING(S)

The following item was called up for consideration:

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

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

The public hearing was opened to receive public comment.

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

The Commission took the following action:

- Retain crime and liability insurance coverage at current levels (50032, Property/Liability Insurance) for the Proposed Draft Budget for Fiscal Year 2024-25.

MOTION: Lewis SECOND: Reyes English (Alt. for Finlay) APPROVED: 4-1-0
AYES: Bell (Alt. for Oschin), Lewis, Reyes English (Alt. for Finlay), Dear
NOES: McCallum
ABSTAIN: None.
ABSENT: Barger, Finlay, Horvath, Lee, Mirisch, Oschin

The Commission took the following actions:

- Approved the Proposed Draft Budget for Fiscal Year 2024-25;
- Pursuant to Government Code Section 56381, directed staff to forward the Proposed Budget for Fiscal Year 2024-25 to the County of Los Angeles, as well as the 88 cities and 51 independent special districts in Los Angeles County, for their comment; and
- Set April 10, 2024, for hearing on adoption of the Recommended Final Budget for Fiscal

Year 2024-25.

MOTION: Lewis SECOND: Bell (Alt. for Oschin) APPROVED: 5-0-0
AYES: Bell (Alt. for Oschin), Lewis, McCallum, Reyes English (Alt. for Finlay),
 Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Finlay, Horvath, Lee, Mirisch, Oschin

8 PROTEST HEARING(S)

(None).

9 OTHER ITEMS

(None).

10 REQUESTED POSITION(S) ON LEGISLATION

- a. Request to support SB 1209 (Cortese).

The Commission took the following action:

- Took a “SUPPORT” position on SB 1209, authorized the Chair to sign letters documenting the position, and directed staff to convey this support to legislators, the Governor, and other stakeholders.

MOTION: McCallum SECOND: Lewis APPROVED: 5-0-0
AYES: Bell (Alt. for Oschin), Lewis, McCallum, Reyes English (Alt. for Finlay),
 Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Finlay, Horvath, Lee, Mirisch, Oschin

10 REQUESTED POSITION(S) ON LEGISLATION

- b. Request to support AB 3277 (Assembly Local Government Committee).

The Commission took the following action:

- Took a “SUPPORT” position on AB 3277, authorized the Chair to sign letters documenting the position, and directed staff to convey this support to legislators, the Governor, and other stakeholders.

MOTION: Reyes English (Alt. for Finlay) SECOND: McCallum APPROVED: 5-0-0
AYES: Bell (Alt. for Oschin), Lewis, McCallum, Reyes English (Alt. for Finlay),
Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Finlay, Horvath, Lee, Mirisch, Oschin

11 COMMISSIONERS' REPORT

(None).

12 EXECUTIVE OFFICER'S REPORT

The EO indicated that, on behalf of staff, he congratulated LAFCO Commissioners who were elected by voters last week, as follows:

- Los Angeles County Supervisor Kathryn Barger;
- Los Angeles City Councilman John Lee; and
- Commissioner Micah Ali, who was re-elected as a Board-member of the Compton Unified School District.

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

13 PUBLIC COMMENT

(None).

14 FUTURE MEETINGS

April 10, 2024

May 8, 2024

June 12, 2024

15 ADJOURNMENT

Chair Dear adjourned the meeting at 9:34 a.m.

Respectfully submitted,

Paul Novak, AICP
Executive Officer

10:47 AM
04/01/24
Cash Basis

LA LAFCO
Register Report
March 2024

Type	Date	Num	Name	Paid Amount	Balance
Mar 24					
Check	03/04/2024	WIRE	TRPF 80 South Lake LP.	-11,963.40	-11,963.40
Bill Pmt -Check	03/06/2024	11791	Certified Records Mana...	-1,656.37	-13,619.77
Bill Pmt -Check	03/06/2024	11792	FedEx	-25.05	-13,644.82
Bill Pmt -Check	03/06/2024	11793	ODP Business Solution...	-173.08	-13,817.90
Bill Pmt -Check	03/06/2024	11794	Yvonne Green CPA	-300.00	-14,117.90
Bill Pmt -Check	03/06/2024	11795	CALAFCO*	-2,220.00	-16,337.90
Bill Pmt -Check	03/06/2024	11796	Charter Communications	-447.90	-16,785.80
Bill Pmt -Check	03/07/2024	11797	LACERA-OPEB	-1,817.68	-18,603.48
Bill Pmt -Check	03/12/2024	11798	Wells Fargo-Elite Card	-931.75	-19,535.23
Check	03/15/2024	DD	Ambar De La Torre	-2,863.18	-22,398.41
Check	03/15/2024	DD	Douglass S Dorado	-3,918.01	-26,316.42
Check	03/15/2024	DD	Adriana L Flores	-1,317.13	-27,633.55
Check	03/15/2024	DD	Taylor J Morris	-2,518.18	-30,151.73
Check	03/15/2024	DD	Paul A Novak	-6,892.85	-37,044.58
Check	03/15/2024	DD	Alisha O'Brien	-2,817.57	-39,862.15
Check	03/15/2024	DD	Adriana Romo	-4,840.15	-44,702.30
Check	03/15/2024	DD	Federal Tax Deposit	-6,655.74	-51,358.04
Check	03/15/2024	DD	State Income Tax	-1,900.95	-53,258.99
Bill Pmt -Check	03/21/2024	11799	ATT	-244.22	-53,503.21
Bill Pmt -Check	03/21/2024	11800	Canon Financial Service...	-442.38	-53,945.59
Bill Pmt -Check	03/21/2024	11801	County Counsel	-10,202.23	-64,147.82
Bill Pmt -Check	03/21/2024	11802	Daily Journal	-543.60	-64,691.42
Bill Pmt -Check	03/21/2024	11803	Eide Bailly	-706.75	-65,398.17
Bill Pmt -Check	03/21/2024	11804	FedEx	-74.93	-65,473.10
Bill Pmt -Check	03/21/2024	11805	Lagerlof, LLP	-71.55	-65,544.65
Bill Pmt -Check	03/21/2024	11806	MetLife*	-1,011.00	-66,555.65
Bill Pmt -Check	03/21/2024	11807	ODP Business Solution...	-747.75	-67,303.40
Bill Pmt -Check	03/21/2024	11808	RSG, Inc.	-2,155.25	-69,458.65
Bill Pmt -Check	03/21/2024	11809	SP Plus Corporation	-630.00	-70,088.65
Bill Pmt -Check	03/21/2024	11810	The Lincoln National	-331.13	-70,419.78
Bill Pmt -Check	03/21/2024	11811	FedEx	-55.17	-70,474.95
Bill Pmt -Check	03/27/2024	11812	Employment Developm...	-1,965.13	-72,440.08
Bill Pmt -Check	03/27/2024	11813	LACERA	-21,876.62	-94,316.70
Check	03/29/2024	DD	Federal Tax Deposit	-6,353.39	-100,670.09
Check	03/29/2024	DD	State Income Tax	-1,904.36	-102,574.45
Check	03/31/2024	DD	Ambar De La Torre	-2,863.18	-105,437.63
Check	03/31/2024	DD	Douglass S Dorado	-3,918.01	-109,355.64
Check	03/31/2024	DD	Adriana L Flores	-1,317.13	-110,672.77
Check	03/31/2024	DD	Taylor J Morris	-2,518.17	-113,190.94
Check	03/31/2024	DD	Paul A Novak	-6,935.48	-120,126.42
Check	03/31/2024	DD	Alisha O'Brien	-2,817.58	-122,944.00
Check	03/31/2024	DD	Adriana Romo	-4,840.15	-127,784.15
Check	03/31/2024	DD	Anthony E Bell	-138.52	-127,922.67
Check	03/31/2024	DD	Wendy Celaya	-138.52	-128,061.19
Check	03/31/2024	DD	Donald Dear	-138.52	-128,199.71
Check	03/31/2024	DD	Angie R English	-277.05	-128,476.76
Check	03/31/2024	DD	Robert W Lewis	-138.52	-128,615.28
Check	03/31/2024	DD	Gerard McCallum II	-138.52	-128,753.80
Check	03/31/2024	DD	John A Mirisch	-138.52	-128,892.32
Mar 24				-128,892.32	-128,892.32

AGENDA ITEM NO. 6.c. April 10th, 2024						
PENDING PROPOSALS As of April 1, 2024						
			Applicant	Description	Status	Est. Date of Completion
	LAFCO Designation Number					
1	Annexation 2006-12 to Los Angeles County Waterworks District No. 40, Antelope Valley	DD	Land Resource Investors	Annex 20 acres of vacant land located at the northeast corner of Avenue J and 37th Street East, City of Lancaster. Will be developed into 80 single family homes.	Incomplete application. Email dated 1-30-13 waterworks stopped working on TTR, no water commitment. Emailed applicant 2-6-22	5/16/2006 Unknown
2	Annexation No. 2006-46 to Los Angeles County Waterworks District No. 40, Antelope Valley	DD	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	10/5/2006 Unknown
3	Annexation No. 2011-17 (2006-50) to Los Angeles County Waterworks District No. 40, Antelope Valley	DD	Behrooz Haverim/Kamyar Lashgari	Annex 20.62 acres of vacant land located south of Avenue H between 42nd Street West and 45th Street West in the City of Lancaster. To be developed into single family homes	Incomplete application. Email dated 1-30-13 waterworks stopped working on TTR, no water commitment. Emailed applicant 2-6-24	12/1/2006 Unknown
4	Annexation 2008-13 to Los Angeles County Waterworks District No. 40	DD	Lancaster School Dist.	Annex 20.47 acres of vacant land located 2 miles west of the Antelope Valley fw. And the nearest paved major streets are ave. H, And Ave. I, in the City of Lancaster. For future construction of a school.	Application complete, missing BOE fees to place on agenda for approval. Emailed district for fees on 4-18-17	9/22/2008 Unknown
5	Reorganization 2010-04 Los Angeles County Waterworks District No. 29	DD	Malitex Partners, LLC	Detach 88 acres of vacant land from the Las Virgenes Municipal Water District and annex same said territory to Los Angeles County Waterworks District No 29 and West Basin Municipal Water District. The project includes future construction of three homes and dedicates open space. The project site is located north of Pacific Coast Highway at the end of Murphy Way, in the unincorporated area adjacent to Malibu.	Notice of Filing sent 07-15-10. Incomplete filing: CEQA. EIR on hold 4-14-15. Applicant requested to keep this file open, pending details how to proceed with the project 04/29/15.	6/9/2010 Unknown
6	City of Palmdale Annexation 2010-05	DD	City of Palmdale	49.6 acres located adjacent to residential properties to the southwest, southeast, and separated by the Amargosa Creek to the north.	Notice of Filing sent 1-3-11 Incomplete filing: property tax transfer resolution, insufficient CEQA, unclear pre-zoning ordinance, approved map and legal. Need to include DUC .	10/25/2010 Unknown
7	Reorganization No. 2014-03 to the City of Calabasas	DD	City of Calabasas	176± acres immediately north of and adjacent to the 101 freeway between the City of Calabasas and Hidden Hills.	Notice of Filing sent 1-8-15, Incomplete filing: property tax transfer resolution and approved map and legal.	12/10/2014 Unknown
8	Annexation No. 2015-10 to the City of Agoura Hills	DD	City of Agoura Hills	117 acres uninhabited territory. Located northeast and southwest of Chesebro Road directly north of the Highway 101	Notice of Filing sent 11-3-15 Incomplete filing: property tax transfer resolution.	11/2/2015 Unknown
9	Reorganization No. 2016-01 to the Las Virgenes Municipal Water District	DD	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 Caimloch Street, west of Summit Mountain Way, all within the City of Calabasas.	Notice of Filing sent 04-19-16 Incomplete filing: property tax transfer resolution, and map and legal not approved.	2/22/2016 Unknown
10	Annexation No. 2017-09 to the Wilmington Cemetery District	DD	Wilmington Cemetery District	inhabited territory around Wilmington	Notice of Filing sent 6-10-17 Incomplete filing: property tax transfer resolution	7/10/2017 Unknown

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
11	DD	Annexation No. 2018-12 to the City of Agoura Hills	City of Agoura Hills	82.58± acres of inhabited territory to the City of Agoura Hills. Area A of the affected territory is generally located east of the intersection of Liberty Canyon Road and Agoura Road and Area C is generally located west of the intersection of Liberty Canyon Road and Revere Way, in Los Angeles County unincorporated territory adjacent to the City of Agoura Hills	Notice of Filing sent 11-20-18 Incomplete filing: property tax transfer resolution, CEQA, map of limiting addresses, pre-zoning, register voter labels, approved map and geographic description.	11/19/2018	Unknown
12	DD	Reorganization No. 2019-01 to the City of Rancho Palos Verdes	Rajendra Makan	1.17± acres of uninhabited territory located along Re Le Chardlene, east of the intersection of Chandeleur and Rue Le Charlene, in the City of Los Angeles.	Notice of Filing Sent 5-14-19 Incomplete filing: property tax transfer resolution and approved map and legal.	5/14/2019	Unknown
13	DD	Formation No. 2019-06 of the Lower Los Angeles River Recreation and Park District	City of South Gate	inhabited territory, along the Los Angeles River between Vernon and Long Beach	TTR/Auditors determination, plan for services, and approved map and geographic description.	10/2/2019	Unknown
14	DD	Formation No. 2019-04 of the Acton/Agua Dulce Garbage Disposal District	County of Los Angeles	150,982 acres of inhabited territory. The affected territory is located in the unincorporated county area of Acton and Agua Dulce	Notice of Filing sent 9-29-21 financial info, CEQA, and approved map and geographic description.	9/14/2021	Unknown
15	DD	Formation No. 2019-05 East Antelope Valley Garbage Disposal District	County of Los Angeles	459,925 acres of inhabited territory. The affected territory is located in the unincorporated county area of the Antelope Valley, east of state route 14.	Notice of Filing sent 9-29-21 financial info, CEQA, and approved map and geographic description.	9/14/2021	Unknown
16	DD	Formation No. 2019-06 of the West Antelope Valley Garbage Disposal District	County of Los Angeles	293,394 acres of inhabited territory. The affected territory is located in the unincorporated county area of the Antelope Valley, west of state route 14.	Notice of Filing sent 9-29-21 financial info, CEQA, and approved map and geographic description.	9/14/2021	Unknown
17	DD	Formation No. 2021-07 of the Quartz Hill Garbage Disposal District	County of Los Angeles	6.575 acres of inhabited territory. The affected territory is located in the unincorporated county area of Quartz Hill	Notice of Filing sent 9-29-21 financial info, CEQA, and approved map and geographic description.	9/14/2021	Unknown
18	AOB	Reorganization No. 2021-03 for the Artesia Cemetery District, the Downey Cemetery District, and the Little Lake Cemetery District	Artesia Cemetery District, and behalf of Downey Cemetery District and Little Lake Cemetery District	Reorganization of territories located within Cities of Bellflower, Bell Gardens, Cerritos, Downey, La Mirada, Lakewood, Norwalk, Paramount, Santa Fe Springs, South Gate, and Los Angeles County unincorporated territory (South Whittier).	Notice of Filing Sent 12-22-21 Incomplete filing: property tax transfer resolution.	12/20/2021	Unknown
19	DD	Annexation No. 2021-10 to the City of Bradbury	City of Bradbury	.66± acres of uninhabited territory. The affected territory is located along Royal Oaks Drive North between Braewood Drive and Woodlyn Lane, adjacent to the City of Bradbury.	Continued to a date to be determined, not to exceed the October 9, 2024 Commission meeting.	11/29/2021	Unknown
20	DD	Annexation No. 2021-09 to the City of Whittier	City of Whittier	58± acres of inhabited territory. The affected territory is located along Whittier Blvd. between interstate 605 and Sorensen Ave, adjacent to the City of Whittier.	Notice of Filing sent 12-22-21 Incomplete Filing: property tax transfer resolution, limiting addresses map and list, approved map and geographic description, and BOE fees	12/13/2021	Unknown

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
21	DD	Reorganization No. 2019-04 to the City of La Verne	Saint George Properties, LLC	19.44± acres of uninhabited territory. The affected territory is located north of Baseline Road and Japonica Avenue, adjacent to the City of La Verne.	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	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
26	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1108	Los Angeles County Sanitation Districts	4.41 acres of uninhabited territory. The affected territory is located on the east side of Alderbrook Drive approximately 100 feet north of Oak Orchard Road, all within the city of Santa Clarita.	Notice of Filing Sent 10-19-22 Incomplete filing: property tax transfer resolution.	10/13/2022	Unknown
27	AD	Annexation 769 to District no. 21	Los Angeles County Sanitation Districts	2.36 acres of uninhabited territory. The affected territory is located on the east side of Fruit Street approximately 600 feet north of Foothill Boulevard, all within the City of La Verne.	Notice of Filing Sent 10-25-22 Incomplete filing: property tax transfer resolution.	10/13/2022	Unknown
28	AD	Annexation 439 to District no. 22	Los Angeles County Sanitation Districts	4.29 acres of uninhabited territory. The affected territory is located on Winston Avenue approximately 200 feet south of Lemon Avenue, all within the City of Bradbury.	Notice of Filing Sent 10-25-22 Incomplete filing: property tax transfer resolution.	10/13/2022	Unknown
29	DD	Detachment No. 2022-08 from Los Angeles County Waterworks District No. 36, Val Verde	Claremont Homes, Inc.	73 acres of uninhabited territory. The affected territory is located southwest corner of Mandolin Canyon Road and Sloan Canyon Road, all within uninhabited Los Angeles County (Castaic)	Received application packet 3-15-23 Notice of Filing sent 4-3-23 Incomplete filing: property tax transfer resolution	12/13/2022	Unknown
30	AD	Annexation 437 to District no. 14	Los Angeles County Sanitation Districts	1.257 acres of uninhabited territory. The affected territory is located on the southeast corner of Market Street and Enterprise Parkway, all within the City of Lancaster.	Notice of Filing Sent 03-08-23 Incomplete filing: property tax transfer resolution.	1/23/2023	Unknown
31		Annexation No. 2023-01 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Robert Sarkissian	The application proposes to annex approximately 78.97± acres of uninhabited territory to the Los Angeles County Waterworks District No. 40, Antelope Valley. The affected territory is located southwest of the intersection of Blackbird Way and Lockheed Way, in the City of Palmdale.	Notice of Filing sent 2-15-23 Incomplete filing: property tax transfer resolution, map and geographic description	2/15/2023	Unknown
32	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1115	Los Angeles County Sanitation Districts	62.093 acres of uninhabited territory. The affected territory is located on the south side of Bouquet Canyon Road north of Nickle Lane, all within the City of Santa Clarita.	Notice of Filing Sent 04-11-23 Incomplete filing: property tax transfer resolution is missing.	4/4/2023	Unknown
33	AD	Annexation 443 to District no. 22	Los Angeles County Sanitation Districts	39.61 acres of uninhabited territory. The affected territory is located at the northern terminus of Hilltop Drive approximately 120 feet east of Ridge View Drive, all within Unincorporated Los Angeles County.	Notice of Filing Sent 04-11-23 Incomplete filing: property tax transfer resolution is missing.	4/6/2023	Unknown
34	AOB	Reorganization No. 2023-02 to the City of Monrovia (Detachment from the City Arcadia, Annexation to the City of Monrovia)	Elizabeth and Jimmy Kho	0.46 acres of uninhabited territory. The affected territory is generally located at the terminus of El Norte Avenue and 10th Avenue, all within the City of Arcadia. SOI amendments for both the City of Monrovia and the City of Arcadia.	Notice of Filing Sent 05-01-23 Incomplete filing: property tax transfer resolution, CEQA.	4/24/2023	Unknown

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
35	AOB	Annexation No. 2023-03 to the Los Angeles County Waterworks District No. 40, Antelope Valley	San Yu Enterprises (NorthPoint Development)	160 acres of uninhabited territory. The affected territory is generally located at the intersection of 20th Street West and Avenue F, all within the unincorporated County territory.	Notice of Filing Sent 05-09-23 Incomplete filing: property tax transfer resolution, CEQA, approved map and geographic description.	5/4/2023	Unknown
36	AOB	Annexation No. 2023-05 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Real Holdings, LLC (NorthPoint Development)	38 acres of uninhabited territory. The affected territory is located at the corner of West Avenue G and 45th Street West, all within the City of Lancaster	Notice of Filing Sent 06-08-23 Incomplete filing: property tax transfer resolution, CEQA.	5/31/2023	Unknown
37	DD	Annexation No. 2023-07 to the City of Duarte	HumanGood	19 acres of inhabited territory. The affected territory is located north of Royal Oaks Drive between Braewood Drive and Woodlyn Lane, in Los Angeles County unincorporated territory adjacent to the City of Duarte.	Notice of Filing sent 6-7-23 Incomplete filing: TTR, pre-zoning, party disclosure, limiting addresses, radius map, mailing labels	5/31/2023	Unknown
38	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1112	Los Angeles County Sanitation Districts	1.15 acres of uninhabited territory. The affected territory is located on the northeast corner of Church Street and Cherry Drive, all within Unincorporated Los Angeles County.	Notice of Filing sent 6/6/23 Incomplete filing: property tax transfer resolution is missing.	5/30/2023	Unknown
39	AD	Annexation 438 to District no. 14	Los Angeles County Sanitation Districts	121.46 acres of uninhabited territory. The affected territory is located on the southeast corner of 10th Street West and Avenue M/Columbia Way, all within the City of Palmdale.	Notice of Filing sent 6/6/23 Incomplete filing: property tax transfer resolution is missing.	5/30/2023	Unknown
40	AD	Annexation 101 to District no. 20	Los Angeles County Sanitation Districts	39.29 acres of uninhabited territory. The affected territory is located on the north side of Pear Blossom Highway, southeast of Fort Tejon Road, all within the City of Palmdale.	Notice of Filing sent 6/6/23 Incomplete filing: property tax transfer resolution is missing.	5/30/2023	Unknown
41	AD	Annexation 439 to District no. 14	Los Angeles County Sanitation Districts	17.52 acres of uninhabited territory. The affected territory is located on the north side of Avenue J-12 and the west side of 60th Street West, all within the City of Lancaster.	Notice of Filing sent 6/8/23 Incomplete filing: property tax transfer resolution is missing.	5/30/2023	Unknown
42	AD	Annexation 440 to District no. 14	Los Angeles County Sanitation Districts	1.26 acres of uninhabited territory. The affected territory is located on the north side of Avenue L approximately 500 feet west of 50th Street West, all within unincorporated Los Angeles County.	Notice of Filing sent 6/8/23 Incomplete filing: property tax transfer resolution is missing.	5/30/2023	Unknown
43	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1128	Los Angeles County Sanitation Districts	1.11 acres of uninhabited territory. The affected territory is located on Trail Ridge Road south of Live Oak Springs Canyon Road, all within the City of Santa Clarita.	Notice of Filing sent 6/8/23 Incomplete filing: property tax transfer resolution is missing.	5/30/2023	Unknown
44	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1110	Los Angeles County Sanitation Districts	4.41 acres of uninhabited territory. The affected territory is located on the south side of Lost Canyon Road approximately 900 feet east of Sand Canyon Road, all within the City of Santa Clarita.	March 13, 2024 Agenda	6/1/2023	May-2024
45	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1111	Los Angeles County Sanitation Districts	0.95 acres of uninhabited territory. The affected territory is located on the southeast corner of Clearlake Drive and Live Oak Springs Canyon Road, all within the City of Santa Clarita.	March 13, 2024 Agenda	6/1/2023	May-2024
46	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1117	Los Angeles County Sanitation Districts	0.65 acres of uninhabited territory. The affected territory is located on the north side of Beneda Lane approximately 120 feet east of Stonehill Way, all within the City of Santa Clarita.	March 13, 2024 Agenda	6/1/2023	May-2024
47	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1118	Los Angeles County Sanitation Districts	0.69 acres of uninhabited territory. The affected territory is located on the northeast east corner of Scherzinger Lane and Sierra Highway, all within the City of Santa Clarita.	March 13, 2024 Agenda	6/1/2023	May-2024
48	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1119	Los Angeles County Sanitation Districts	0.9 acres of uninhabited territory. The affected territory is located on the southwest corner of Sierra Highway and Sierra Cross Avenue, all within the City of Santa Clarita.	March 13, 2024 Agenda	6/1/2023	May-2024
49	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
50	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

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
51	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
52	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
53	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
54	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
55	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
56	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
57	AOB	Annexation No. 2023-09 to the Los Angeles County Waterworks District No. 40, Antelope Valley	AV Lands, LLC and Reitzell Jeanie MLR Trust (NorthPoint Development)	39 acres of uninhabited territory. The affected territory is located west of State Route 14, north of Avenue G, and 30th Street West, all within the City of Lancaster.	Notice of Filing Sent 7-13-23 Incomplete filing: property tax transfer resolution, CEQA.	6/26/2023	Unknown
58	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
59	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
60	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
61	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.	6/28/2023	Unknown
62	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1113	Los Angeles County Sanitation Districts	4.32 acres of uninhabited territory. The affected territory is located on the west side of Sierra Highway, approximately 600 feet south of Newhall Avenue, all within the City of Santa Clarita.	Notice of Filing sent 7-18-23 Incomplete filing: property tax transfer resolution is missing.	6/28/2023	Unknown
63	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.	6/28/2023	Unknown
64	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1122	Los Angeles County Sanitation Districts	186.44 acres of uninhabited territory. The affected territory is located at the southern terminus of Mandolin Canyon Road, north and south of Canyon Hill Road/Sloan Canyon Road, and east of Valley Creek Road, all within Unincorporated Los Angeles County.	Notice of Filing sent 7-18-23 Incomplete filing: property tax transfer resolution is missing.	6/28/2023	Unknown

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
65	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1129	Los Angeles County Sanitation Districts	0.81 acres of uninhabited territory. The affected territory is located on the south side of Violin Canyon Road approximately 650 southeast of Lake Hughes Road, all within unincorporated Los Angeles County.	Notice of Filing sent 7-18-23 Incomplete filing: property tax transfer resolution is missing.	6/28/2023	Unknown
66	AOB	Annexation No. 2023-08 to the Resource Conservation District of the Santa Monica Mountains	Resource Conservation District of the Santa Monica Mountains	Acres 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
67	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
68	DD	Formation No. 2023-11 of the Lower San Gabriel River Recreation and Park District	City of Pico Rivera	32,000 acres of uninhabited territory. The affected territory is located along the San Gabriel River.	Notice of Filing 8-28-23 Incomplete filing: map, geographic description, auditors determination, plan for service	6/28/2023	Unknown
69	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.	9/5/2023	Unknown
70	AOB	Annexation No. 2023-19 to the City of Industry (Amendment to the City of Industry Sphere of Influence)	Patrick Daniels/CRP IV Industry Valley Center, LLC	2.21 acres of uninhabited territory. The affected territory is located at the Southeast corner of Valley Blvd. and Sixth Street, all within the unincorporated Los Angeles County.	Notice of Filing sent 11-21-23 Incomplete filing: property tax transfer resolution, CEQA.	11/9/2023	Unknown
71	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
72	AOB	Annexation No. 2023-16 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Cook Bros.; Sierra Highway & Ave D, LLC; Antelope Terra, LLC; and Bayshore, LLC.	433 acres of uninhabited territory. The affected territory is located at the southwest corner of Sierra Highway and Avenue D, all within the City of Lancaster.	Notice of Filing sent 01-16-24 Incomplete filing: property tax transfer resolution, CEQA, approved map and description.	12/21/2023	Unknown
73	AD	Annexation 446 to District no. 14	Los Angeles County Sanitation Districts	40.22 acres of uninhabited territory. The affected territory is located on the northeast corner of West Avenue G and 45th Street West, all within the City of Lancaster.	Notice of Filing sent 02-08-24 Incomplete filing: property tax transfer resolution is missing.	2/5/2024	Unknown
74	AD	Annexation 104 to District no. 20	Los Angeles County Sanitation Districts	30.91 acres of uninhabited territory. The affected territory is located on the southeast corner of 65th Street East and Palmdale Boulevard, all within the City of Palmdale.	Notice of Filing sent 02-08-24 Incomplete filing: property tax transfer resolution is missing. Notice of Filing sent TBD	2/5/2024	Unknown
75	AOB	Annexation No. 2024-04 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Lancaster Land Partners, LP	73 acres of uninhabited territory. The affected territory is located at the southwest corner of W Avenue G and the Antelope Valley Freeway (SR-14), all within the City of Lancaster.	Incomplete filing: property tax transfer resolution, approved map and description, working on behalf of letter.	3/12/2024	Unknown
76	AOB	Annexation No. 2024-05 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Family First Storage, LLC	10 acres of uninhabited territory. The affected territory is located north of W Avenue H and east of the Antelope Valley Freeway (SR-14), all within the City of Lancaster.	Notice of Filing sent TBD Incomplete filing: property tax transfer resolution, approved map and description, working on behalf of letter.	3/18/2024	Unknown

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
77	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1116	Los Angeles County Sanitation Districts	521.58 acres of uninhabited territory. The affected territory is located at the northeast extension of Shadow Pines Boulevard and east of Jasmine Valley Drive, a majority within Unincorporated Los Angeles County and a portion in the City of Santa Clarita.	Notice of Filing sent 03-26-23 Incomplete filing: property tax transfer resolution is missing.	3/18/2024	Unknown
78	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1132	Los Angeles County Sanitation Districts	20.43 acres of uninhabited territory. The affected territory is located on the east side of Lost Canyon Road approximately 130 feet north of the Southern Pacific Railroad, all within the City of Santa Clarita.	Notice of Filing sent 03-26-23 Incomplete filing: property tax transfer resolution is missing.	3/18/2024	Unknown
79	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1135	Los Angeles County Sanitation Districts	4.17 acres of uninhabited territory. The affected territory is located on the east side of Pine Street approximately 1,200 feet south of Newhall Avenue, all within the City of Santa Clarita.	Notice of Filing sent 03-26-23 Incomplete filing: property tax transfer resolution is missing.	3/18/2024	Unknown
80	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1136	Los Angeles County Sanitation Districts	0.22 acres of uninhabited territory. The affected territory is located on the east side of Scherzinger Lane approximately 150 feet south of Bonnie View Avenue, all within the City of Santa Clarita.	Notice of Filing sent 03-26-23 Incomplete filing: property tax transfer resolution is missing.	3/18/2024	Unknown

Staff Report

April 10, 2024

Agenda Item No. 6.d.

Legislative Update

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

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

- **AB 3277 (Assembly Local Government Committee):** The Assembly Local Government Committee introduced AB 3277 on February 27, 2024. This is the annual CALAFCO Omnibus Bill.

Commission Position: SUPPORT (Meeting of March 13, 2023)

- **SB 1209 (Cortese):** Sponsored by CALAFCO, SB 1209 was introduced by Senator Cortese on February 15, 2024. The bill would authorize a LAFCO to require, as a condition for processing a change of organization or reorganization, that the applicant agrees to defend, indemnify, and hold harmless the LAFCO, its agents, officers, and employees from and against any claim, action, or proceeding, as specified, arising from or relating to the action or determination by the LAFCO. **On March 20th, the Senate Local Government Committee unanimously approved SB 1209; the bill is pending before the full Senate.**

Commission Position: SUPPORT (Meeting of March 13, 2023)

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

Attachments:

- March 13, 2009 Letter of Support for AB 3277
- March 13, 2009 Letter of Support for AB 1209

Recommended Action:

Staff recommends that the Commission:

1. Receive and file the Legislative Update.

Staff Report

April 10, 2024

Agenda Item No. 6.e.

Executive Officer's Written Report

The Executive Officer reports the following:

- City of Avalon Draft MSR & SOI Update: Staff is nearing the completion of the City of Avalon Draft MSR & SOI Update. Staff is tentatively planning to agendize this item for the May 8th or June 12th Commission Meeting Agenda.
- CALAFCO 2024 Staff Workshop: LAFCO is sending four employees to the CALAFCO 2024 Staff Workshop (April 24-26, 2024) in Pleasanton. The office will remain open to the public during regular business hours on Wednesday the 24th and Thursday the 25th, staffed by three employees.

Staff Recommendation:

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

Staff Report

April 10, 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. 2024-04 to the Los Angeles County Waterworks District No. 40,
Antelope Valley**

Description: Lancaster Land Partners, LP, landowner, (Thienes Engineering is working on behalf of the landowner) filed an application to annex 73± acres of vacant land to the Los Angeles County Waterworks District No. 40, Antelope Valley. The project includes future construction of one (1) distribution warehouse.

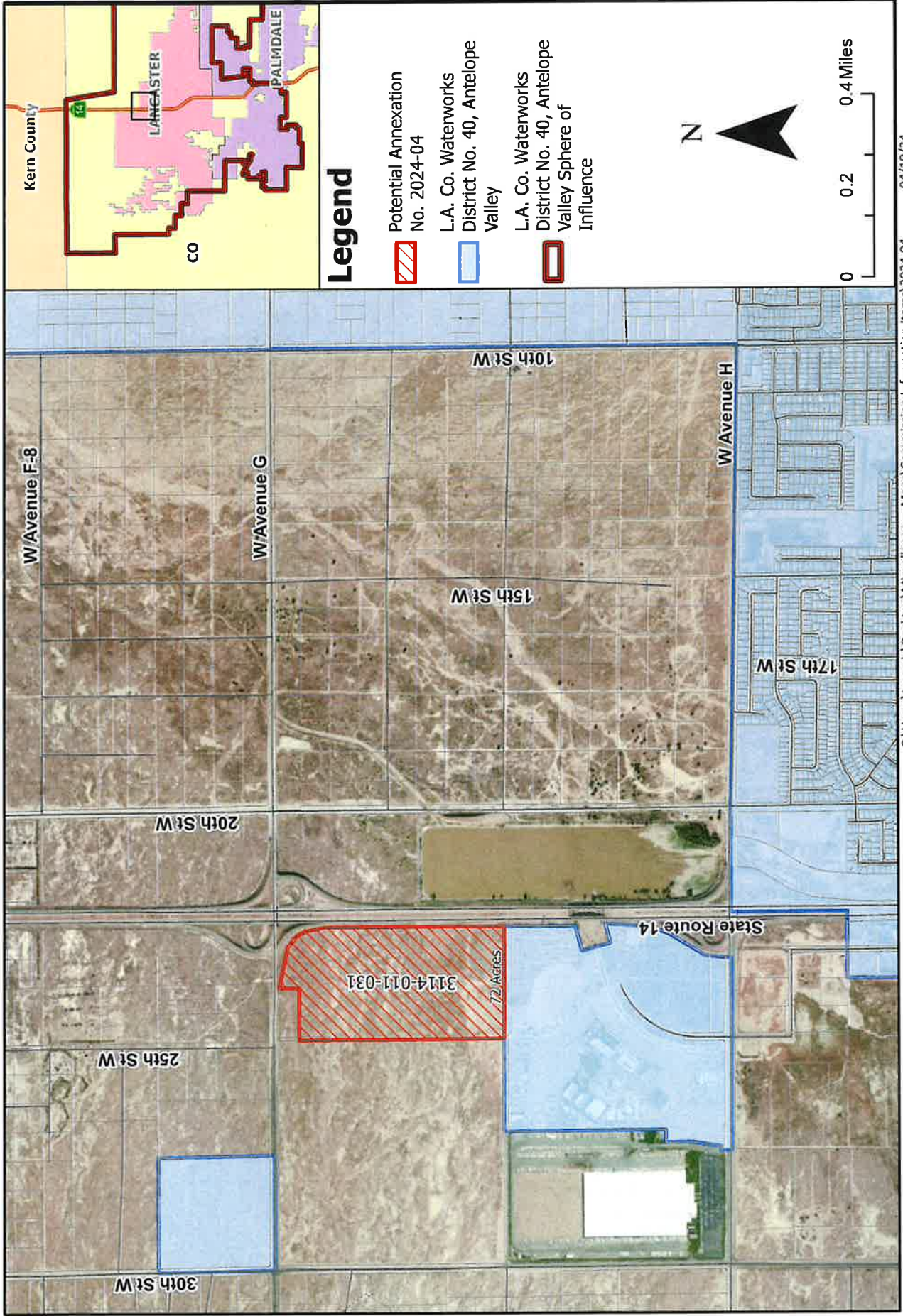
Location: The project site is generally located at the southwest corner of W Avenue G and the Antelope Valley Freeway (SR-14), all within the City of Lancaster.

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.

Potential Annexation No. 2024-04 to the L.A. County Waterworks District No. 40, Antelope Valley



Staff Report

April 10, 2024

Agenda Item No. 6.g.ii.

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. 2024-05 to the Los Angeles County Waterworks District No. 40, Antelope Valley

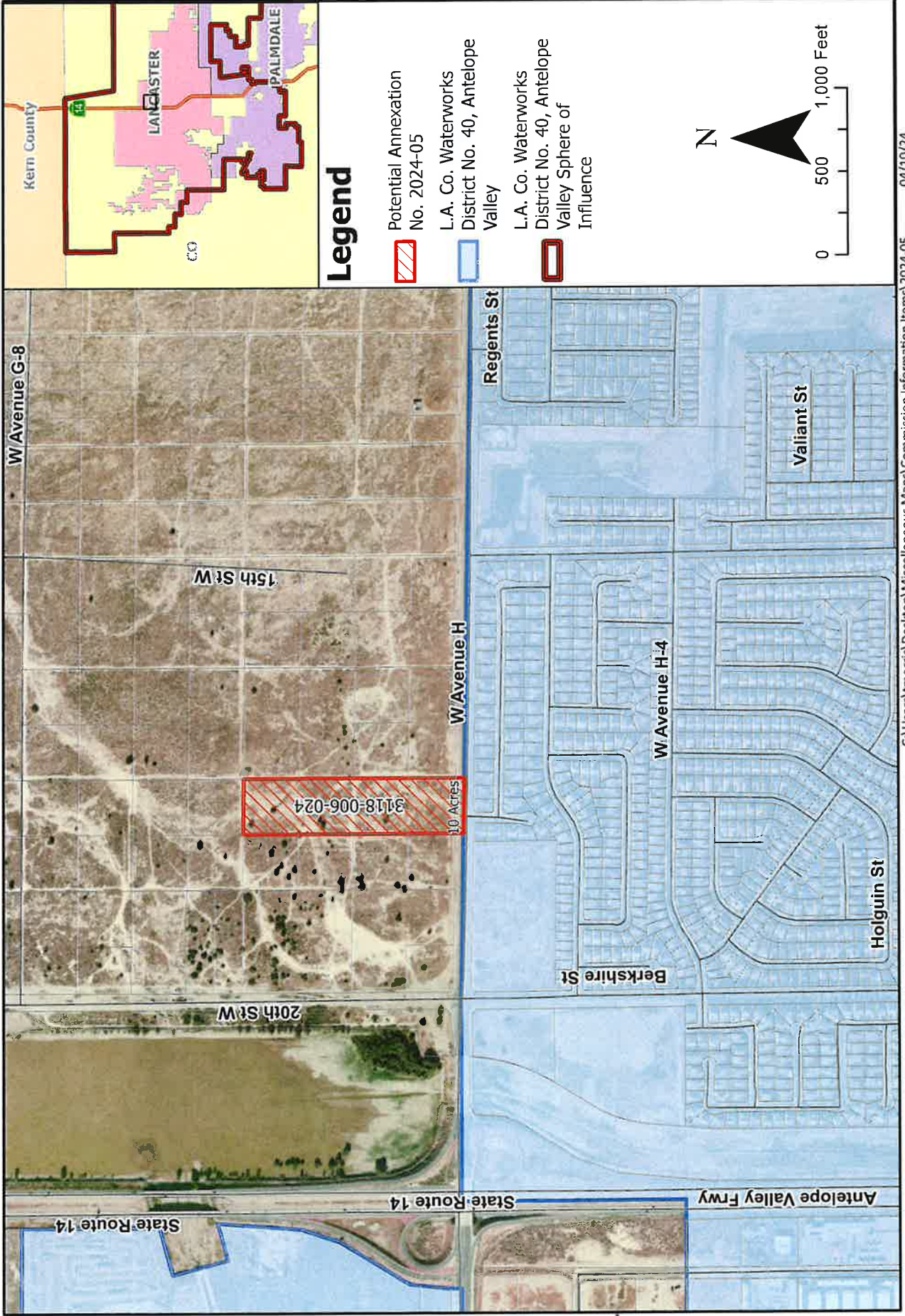
Description: Family First Storage, LLC, (Omega Engineering is working on behalf of the landowner) filed an application to annex 10± acres of vacant land to the Los Angeles County Waterworks District No. 40, Antelope Valley. The project includes future construction of a self-storage and RV storage facility.

Location: The project site is generally located north of W Avenue H and east of the Antelope Valley Freeway (SR-14), 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.



Staff Report

April 10, 2024

Agenda Item No. 6.i.

Annexation No. 440 to the County Sanitation District No. 14 of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	1.26± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 14 of Los Angeles County (District)
Resolution:	May 11, 2023
Application Filed with LAFCO:	May 30, 2023
Certificate of Filing	March 13, 2024
Location:	The affected territory is located on the north side of Avenue L approximately 500 feet west of 50 th Street West.
City/County:	Los Angeles County unincorporated territory.
Affected Territory:	The affected territory is residential. The territory consists of one (1) proposed single-family home. The topography is flat.
Surrounding Territory:	Surrounding territory is residential.
Landowner:	Kevin M. Gutierrez
Registered Voters:	Zero (0) registered voters as of September 13, 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. 14 of Los Angeles County.

Within SOI: Yes. The affected territory is within the Districts 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(b) because the annexation consists of an individual small parcel of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures. A Categorical Exemption was adopted by the District as lead agency, on May 11, 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 March 13, 2024. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, April 10, 2024.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668:

a. Affected population, territory and adjacent areas:

The existing population is zero (0) residents as of September 13, 2022.

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

The assessed valuation is \$71,400 as of September 13, 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) proposed single-family home which requires organized governmental services.

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

c. *Proposed Action and Alternative Actions:*

The proposed action will have no effect on adjacent areas. The proposed action will have no effect on mutual social and economic interests. The proposal has no impact on the local government structure of the County. There is no alternative to public sewage disposal. Service by the District is considered more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

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

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

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

e. *Agricultural Lands:*

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

f. *Boundaries:*

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

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

g. *Regional Transportation Plan:*

The Southern California Association of Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080. The closest highway to the annexation is part of the RTP and SCS's State Highway improved program. The closest highway in the RTP/SCS is the Antelope Valley Freeway (SR 14), which is approximately 21,000 feet east of the affected territory.

h. *Consistency with Plans:*

The proposal is consistent with the existing County's General Plan designation of Rural Land 1 (RL1).

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 District.

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 Lancaster Water Reclamation Plant 2020 Facilities Plan.

l. *Timely Availability of Water Supplies:*

There are no known issues regarding water supply or delivery. The affected territory is within the boundaries of the Antelope Valley-East Kern Water Agency which is the local water purveyor.

m. Regional Housing Needs:

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

n. Comments from Landowners, Voters, or Residents:

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

o. Land Use Designations

The proposal is consistent with the existing County's General Plan designation of Rural Land 1 (RL1).

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

p. Environmental Justice:

The owner of real property within the affected territory has 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 Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory according to data obtained and extracted from the Census Bureau of the United States Department of Commerce 2016-2020 American Community Survey (ACS).

q. Hazard Mitigation Plan:

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

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

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

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

a) District Annexation or City Detachment:

The proposed action involves a district annexation.

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

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

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

The proposed action does not involve a city detachment.

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

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

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

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

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

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

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

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

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

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

None.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

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

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

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

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the County Sanitation District No. 14 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. 14 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. 14
OF LOS ANGELES COUNTY"**

WHEREAS, the County Sanitation District No. 14 of Los Angeles County (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with § 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the District, all within the County of Los Angeles (County); and

WHEREAS, the proposed annexation consists of approximately 1.26± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 440 to the County Sanitation District No. 14 of Los Angeles County "; and

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

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

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

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

WHEREAS, the Executive Officer set the item for consideration for April 10, 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 April 10, 2024, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

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

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

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

- 3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
- 4. The affected territory consists of 1.26± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 440 to the County Sanitation District No. 14 of Los Angeles County".

- 5. Annexation No. 440 to the County Sanitation District No. 14 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. 14 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 10th day of April 2024.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

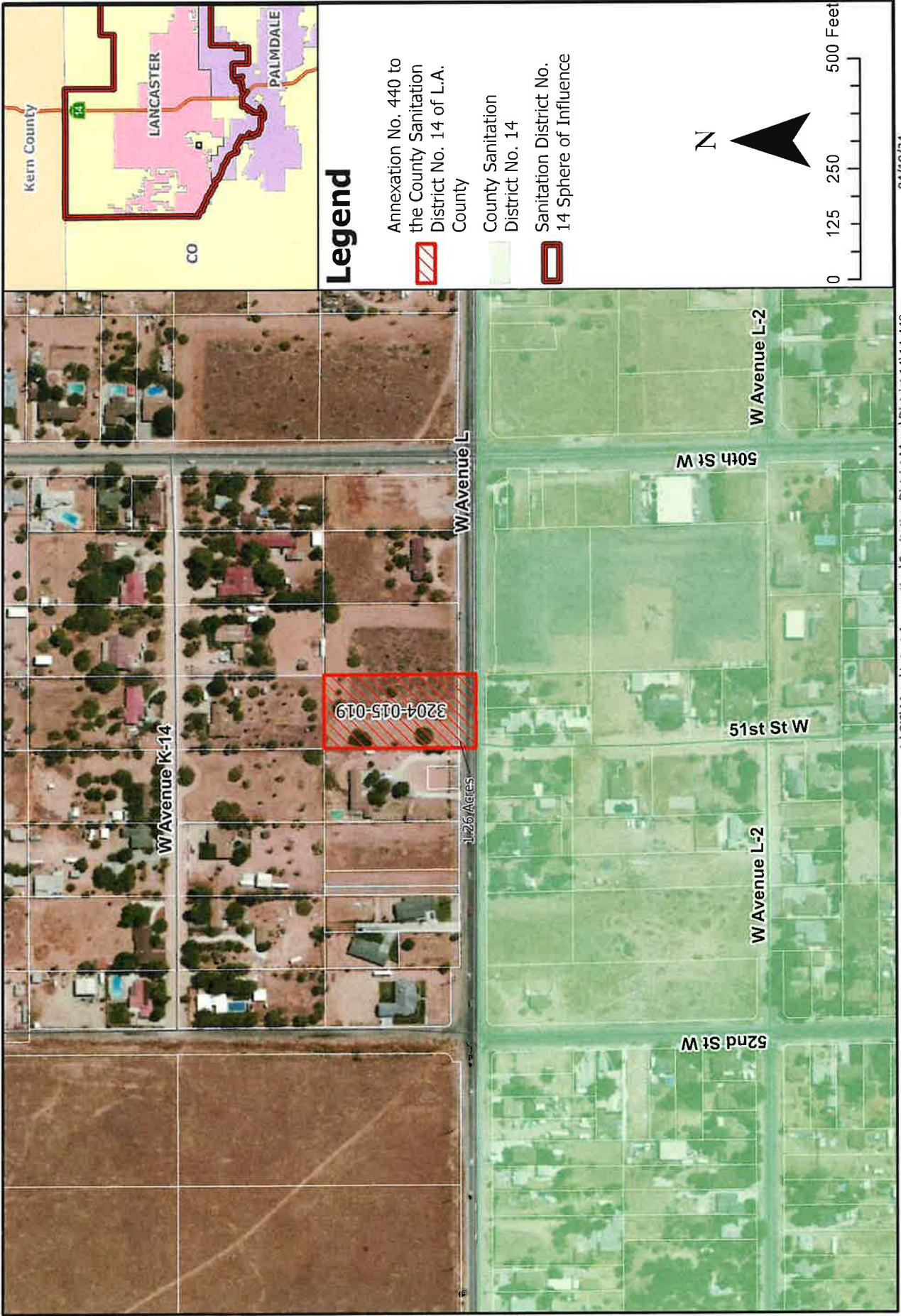
**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**

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

LAFCO

Local Agency Formation Commission
for the County of Los Angeles

Annexation No. 440 to the County Sanitation District No. 14 of L.A. County



Staff Report

April 10, 2024

Agenda Item No. 7.a.

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

PROPOSAL SUMMARY:

Size of Affected Territory:	4.41± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County (District)
Resolution:	September 26, 2022
Application Filed with LAFCO:	October 13, 2022
Certificate of Filing	March 13, 2024
Location:	The affected territory is located on the east side of Alderbrook Drive approximately 100 feet north of Oak Orchard Road.
City/County:	City of Santa Clarita.
Affected Territory:	The affected territory is residential. The territory consists of four (4) proposed single-family homes. The topography is flat.
Surrounding Territory:	Surrounding the affected territory is residential.
Landowner:	Four (4) landowners.
Registered Voters:	Zero (0) registered voters as of May 12, 2020.
Purpose/Background:	For the District to provide off-site sewage disposal service.
Jurisdictional Changes:	The jurisdictional changes that result from this proposal include annexation to the Santa Clarita Valley Sanitation District of Los Angeles County.

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

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 Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation, and in its independent judgment on the record determines that the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(b) because the annexation consists of individual small parcels of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures. A Categorical Exemption was adopted by the Santa Clarita Valley Sanitation District of Los Angeles County, as lead agency, on September 26, 2020.

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 March 13, 2024. In conjunction with the issuance of the COF, the Executive Officer set the public hearing date as Wednesday, April 10, 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 May 12, 2020.

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

The estimated future population is sixteen (16) residents.

The affected territory is 4.41+/- acres. The affected territory is residential. The territory consists of four (4) proposed single-family homes.

The assessed valuation is \$952,104 as of September 28, 2022.

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

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

The topography of the affected territory is flat.

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

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

The affected territory is surrounded by populated areas to the east, south, and west, and it is vacant to the north the nearest homes to the north are about 1,200 feet.

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 four (4) proposed single-family homes which requires organized governmental services.

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

c. *Proposed Action and Alternative Actions:*

The proposed action will have no effect on adjacent areas. The proposed action will have no effect on mutual social and economic interests. The proposal has no impact on the local government structure of the County. There is no alternative to public sewage disposal. Service by the District is considered more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

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

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

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

e. *Agricultural Lands:*

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

f. Boundaries:

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

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

g. Regional Transportation Plan:

The Southern California Associated Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080. The closest highway to the annexation is part of the RTP and SCS's State Highway improved program. The closest highway in the RTP/SCS is the Interstate 5 Freeway, which is approximately 1,300 feet east from the affected territory.

h. Consistency with Plans:

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

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

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

i. Sphere of Influence:

The affected territory is within the Sphere of Influence of the Santa Clarita Valley Sanitation District of the Los Angeles County.

j. Comments from Public Agencies:

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

k. Ability to Provide Services:

Although the affected territory is not currently served by the District, the area was included in the future service area that might be served by the District in its sewer facilities plan. The District's future wastewater management needs were addressed in the 2015 Santa Clarita Joint Sewerage System Facilities Plan and Environmental Impact Report (EIR).

l. Timely Availability of Water Supplies:

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

m. Regional Housing Needs:

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

n. Comments from Landowners, Voters, or Residents:

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

o. Land Use Designations

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

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

p. Environmental Justice:

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

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

q. Hazard Mitigation Plan:

The City of Santa Clarita Hazard Mitigation Plan (approved October 02, 2020) establishes the City's emergency policies and procedures in the event of a disaster and addresses allocation of resources and protection of the public in the event of an emergency.

The Safety Element of the General Plan for the City of Santa Clarita (adopted May 2022) addresses reduction of the potential risk of death, injuries, and economic damages resulting from natural and man-made hazards.

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

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

a) District Annexation or City Detachment:

The proposed action involves a district annexation.

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

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

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

The proposed action does not involve a city detachment.

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

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

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

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

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

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

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

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

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

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

None.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

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

PUBLIC HEARING NOTICE:

Mailed Notice: LAFCO is required to provide notice of the public hearing to “landowners and registered voters within the affected territory” and to “all landowners and registered voters within 300 feet” of the affected territory pursuant to Government Code § 56157(d) and (f); notice “shall be sent first class and deposited, postage prepaid, in the United States mails” pursuant to Government Code § 56155; and notice “shall be mailed at least 21 days prior to the date specified in the notice for hearing” pursuant to Government Code § 56156.

Newspaper Notice: LAFCO is required to provide notice of the public hearing “in one or more newspapers of general circulation within each affected county, affected city, or affected district,” pursuant to Government Code § 56153, and notice “shall be commenced at least 21 days prior to the date specified in the notice for the public hearing,” pursuant to Government Code § 56154. LAFCO published a hearing notice in the Daily Commerce on March 14, 2024.

All requirements for the public hearing notice have been satisfied.

WAIVER OF PROTEST PROCEEDINGS:

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

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

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the Santa Clarita Valley Sanitation District of Los Angeles County which will be for the interest of landowners and/or present and/or future inhabitants within the District and within the annexation territory.

RECOMMENDED ACTION:

1. Open the public hearing and receive testimony on the annexation;
2. There being no further testimony, close the public hearing; and
3. There being no written opposition submitted by the landowners or registered voters within the affected territory before the conclusion of this hearing on the proposal, waive the protest proceedings pursuant to Government Code § 56663 and Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1108 to the Santa Clarita Valley Sanitation District of Los Angeles County.

**RESOLUTION NO. 2024-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 1108 TO THE SANTA CLARITA VALLEY SANITATION DISTRICT
OF LOS ANGELES COUNTY"**

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

WHEREAS, the proposed annexation consists of approximately 4.41± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1108 to the Santa Clarita Valley Sanitation District of Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service to four (4) proposed single-family homes; and

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

WHEREAS, the Executive Officer has given notice of the public hearing pursuant to Government Code §§ 56150-56160, 57025, and 57026, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on March 14,

2024, which is at least 21 days prior to the public hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

WHEREAS, in accordance with Government Code § 56663, mailed notice pursuant to Government Code § 56157 has been given to landowners and registered voters within the affected territory; and the mailed notice discloses that: 1) the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City and/or District in the affected territory, and 2) unless written opposition to the proposal is received before the conclusion of the Commission proceeding on the proposal, the Commission intends to waive protest proceedings; and

WHEREAS, on April 10, 2024, after being duly and properly noticed, this proposal came on for hearing, at which time this Commission heard and received all oral and written testimony, objections, and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer; and

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

alternative meeting location.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation, and in its independent judgment on the record determines that the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(b) because the annexation consists of individual small parcels of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures.
2. The Commission finds the number of written opposition filed by landowners and registered voters is ____.
3. Mailed notice has been provided pursuant to Government Code § 56663 on March 13, 2024.
4. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
5. The affected territory consists of 4.41± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1108 to the Santa Clarita Valley Sanitation District of Los Angeles County".
6. Annexation No. 1108 to the Santa Clarita Valley Sanitation District of Los Angeles County is hereby approved, subject to the following terms and conditions:
 - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its

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

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

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

to waive protest proceedings; and 4) no written opposition to the proposal from landowners or registered voters have been submitted before the conclusion of the proceeding/hearing. Therefore, pursuant to Government Code § 56663, the Commission hereby waives protest proceedings.

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

PASSED AND ADOPTED this 10th day of April 2024.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

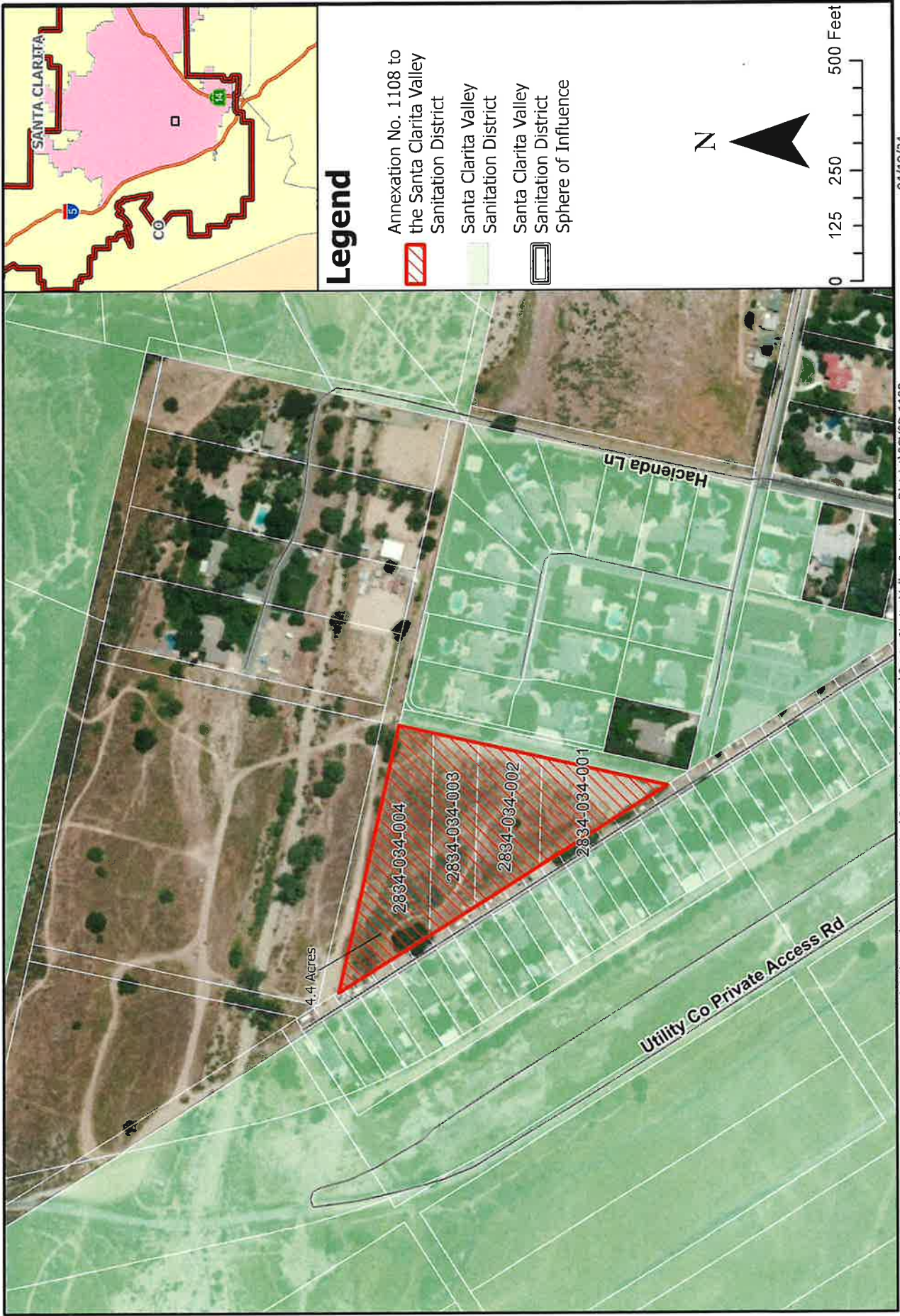
ABSENT:

MOTION PASSES: 0/0/0

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

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

Annexation No. 1108 to the Santa Clarita Valley Sanitation District



Staff Report

April 10, 2024

Agenda Item No. 7.b.

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

PROPOSAL SUMMARY:

Size of Affected Territory:	1.15± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County (District)
Resolution:	May 15, 2023
Application Filed with LAFCO:	May 30, 2023
Certificate of Filing	March 13, 2024
Location:	The affected territory is located on the northeast corner of Church Street and Cherry 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 the affected territory is residential.
Landowner:	Guy D Smith
Registered Voters:	Zero (0) registered voters as of March 1, 2021.
Purpose/Background:	For the District to provide off-site sewage disposal service.
Jurisdictional Changes:	The jurisdictional changes that result from this proposal include annexation to the Santa Clarita Valley Sanitation District of Los Angeles County.

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

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 Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation, and in its independent judgment on the record determines that the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning and the extension of services to the existing facilities would have the capacity to only serve the existing facilities. A Categorical Exemption was adopted by the Santa Clarita Valley Sanitation District of Los Angeles County, as lead agency, on May 15, 2023.

Additional Information: None.

CERTIFICATE OF FILING

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

Upon reviewing the proposal for completeness, and pursuant to the requirements of Government Code § 56658, the Executive Officer issued the COF to the applicant on March 13, 2024. In conjunction with the issuance of the COF, the Executive Officer set the public hearing date as Wednesday, April 10, 2024.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668:

a. Affected population, territory and adjacent areas:

The existing population is four (4) residents as of March 1, 2021. The population density is 3.48 persons per acre.

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

The affected territory is 1.15+/- acres. The affected territory is residential. The territory consists of one (1) existing single-family home.

The assessed valuation is \$655,490 as of March 1, 2021.

The per capita assessed valuation is \$163,872.50.

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.

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

b. Governmental Services and Controls:

The affected territory includes one (1) single-family home which requires organized governmental services.

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

c. *Proposed Action and Alternative Actions:*

The proposed action will have no effect on adjacent areas. The proposed action will have no effect on mutual social and economic interests. The proposal has no impact on the local government structure of the County. There is no alternative to public sewage disposal. Service by the District is considered more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

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

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

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

e. *Agricultural Lands:*

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

f. *Boundaries:*

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

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

g. *Regional Transportation Plan:*

The Southern California Associated Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080. The closest highway to the annexation is part of the RTP and SCS's State Highway improved program. The closest highway in the RTP/SCS is the Interstate 5 Freeway, which is approximately 1,300 feet east from the affected territory.

h. *Consistency with Plans:*

The proposal is consistent with the existing County's General Plan designation of Residential 5 (H5).

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

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

i. *Sphere of Influence:*

The affected territory is within the Sphere of Influence of the Santa Clarita Valley Sanitation District of the Los Angeles County.

j. *Comments from Public Agencies:*

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

k. *Ability to Provide Services:*

Although the affected territory is not currently served by the District, the area was included in the future service area that might be served by the District in its sewer facilities plan. The District's future wastewater management needs were addressed in the 2015 Santa Clarita Joint Sewerage System Facilities Plan and Environmental Impact Report (EIR).

l. *Timely Availability of Water Supplies:*

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

m. *Regional Housing Needs:*

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

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

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

o. Land Use Designations

The proposal is consistent with the existing County's General Plan designation of Residential 5 (H5).

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

p. Environmental Justice:

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

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

q. Hazard Mitigation Plan:

The 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 in landowners/inhabitants, district annexations:

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

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

The proposed action does not involve a city detachment.

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

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

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

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

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

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

REGIONAL GROWTH CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668.5:

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

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

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

None.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

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

PUBLIC HEARING NOTICE:

Mailed Notice: LAFCO is required to provide notice of the public hearing to “landowners and registered voters within the affected territory” and to “all landowners and registered voters within 300 feet” of the affected territory pursuant to Government Code § 56157(d) and (f); notice “shall be sent first class and deposited, postage prepaid, in the United States mails” pursuant to Government Code § 56155; and notice “shall be mailed at least 21 days prior to the date specified in the notice for hearing” pursuant to Government Code § 56156.

Newspaper Notice: LAFCO is required to provide notice of the public hearing “in one or more newspapers of general circulation within each affected county, affected city, or affected district,” pursuant to Government Code § 56153, and notice “shall be commenced at least 21 days prior to the date specified in the notice for the public hearing,” pursuant to Government Code § 56154. LAFCO published a hearing notice in the Daily Commerce on March 14, 2024.

All requirements for the public hearing notice have been satisfied.

WAIVER OF PROTEST PROCEEDINGS:

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

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

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the Santa Clarita Valley Sanitation District of Los Angeles County which will be for the interest of landowners and/or present and/or future inhabitants within the District and within the annexation territory.

RECOMMENDED ACTION:

1. Open the public hearing and receive testimony on the annexation;
2. There being no further testimony, close the public hearing; and
3. There being no written opposition submitted by the landowners or registered voters within the affected territory before the conclusion of this hearing on the proposal, waive the protest proceedings pursuant to Government Code § 56663 and Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1112 to the Santa Clarita Valley Sanitation District of Los Angeles County.

**RESOLUTION NO. 2023-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 1112 TO THE SANTA CLARITA VALLEY SANITATION DISTRICT
OF LOS ANGELES COUNTY"**

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

WHEREAS, the proposed annexation consists of approximately 1.15± acres of uninhabited territory and is assigned the following distinctive short-form designation:

"Annexation No. 1112 to the Santa Clarita Valley Sanitation District of Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service to one (1) existing 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 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 March 14,

2024, which is at least 21 days prior to the public hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

WHEREAS, in accordance with Government Code § 56663, mailed notice pursuant to Government Code § 56157 has been given to landowners and registered voters within the affected territory; and the mailed notice discloses that: 1) the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City and/or District in the affected territory, and 2) unless written opposition to the proposal is received before the conclusion of the Commission proceeding on the proposal, the Commission intends to waive protest proceedings; and

WHEREAS, on April 10, 2024, after being duly and properly noticed, this proposal came on for hearing, at which time this Commission heard and received all oral and written testimony, objections, and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer; and

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

alternative meeting location.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. 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. The Commission finds the number of written opposition filed by landowners and registered voters is ____.
3. Mailed notice has been provided pursuant to Government Code § 56663 on March 13, 2024.
4. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
5. The affected territory consists of 1.15± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1112 to the Santa Clarita Valley Sanitation District of Los Angeles County".
6. Annexation No. 1112 to the Santa Clarita Valley Sanitation District of Los Angeles County is hereby approved, subject to the following terms and conditions:
 - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its

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

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

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

to waive protest proceedings; and 4) no written opposition to the proposal from landowners or registered voters have been submitted before the conclusion of the proceeding/hearing. Therefore, pursuant to Government Code § 56663, the Commission hereby waives protest proceedings.

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

PASSED AND ADOPTED this 10th day of April 2024.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

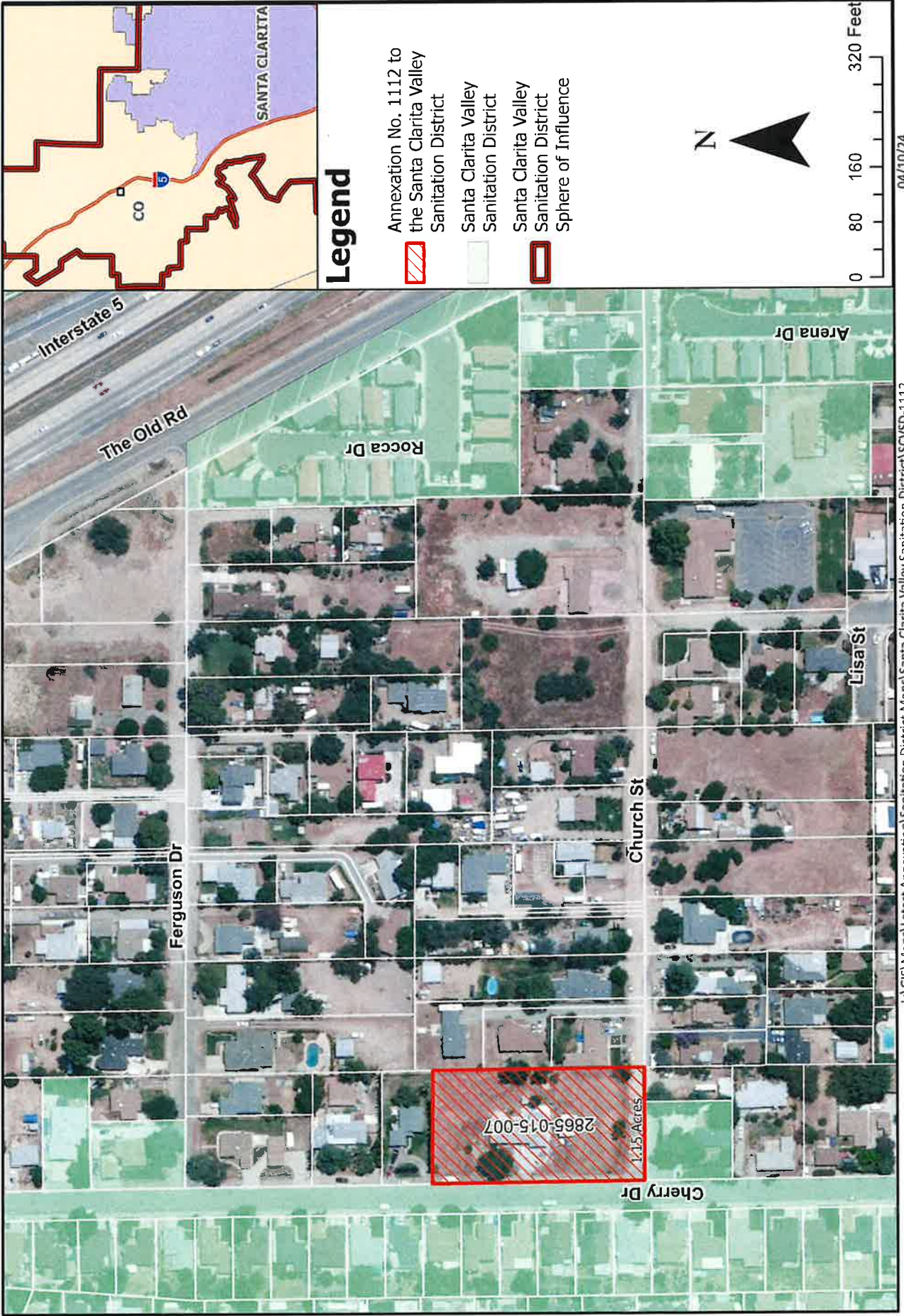
**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**

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

LAFCO

Local Agency Formation Commission
for the County of Los Angeles

Annexation No. 1112 to the Santa Clarita Valley Sanitation District



L:\GIS\Maps\Latest Annexation\Sanitation District Maps\Santa Clarita Valley Sanitation District\SCVSD-1112

04/10/24

Staff Report

April 10, 2024

Agenda Item No. 7.c.

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

PROPOSAL SUMMARY:

Size of Affected Territory:	121.46± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 14 of Los Angeles County (District)
Resolution:	May 11, 2023
Application Filed with LAFCO:	May 30, 2023
Certificate of Filing	March 13, 2024
Location:	The affected territory is located on the southeast corner of 10 th Street West and Avenue M/Columbia Way.
City/County:	City of Palmdale.
Affected Territory:	The affected territory is vacant. The territory consists of one (1) proposed warehouse. The topography is flat.
Surrounding Territory:	Surrounding the affected territory is vacant.
Landowner:	Hafrisco LLC and Tripod Investments LLC
Registered Voters:	Zero (0) registered voters as of December 28, 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. 14 of Los Angeles County.

Within SOI: Yes, the affected territory is within the County Sanitation District No. 14 Sphere of Influence (SOI).

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

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

California Environmental Quality Act (CEQA) Clearance: The California Environmental Quality Act (CEQA) clearance for the annexation of the affected territory to the District is Environmental Impact Report No. 90-3 (EIR) certified by the City of Palmdale (City) in 1992, as lead agency. The City also prepared an Addendum to the EIR in 2022 (Addendum). The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation.

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 March 13, 2024. In conjunction with the issuance of the COF, the Executive Officer set the public hearing date as Wednesday, April 10, 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 28, 2021.

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

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

The affected territory is 121.46+/- acres. The affected territory is vacant. The territory consists of one (1) proposed warehouse.

The assessed valuation is \$2,471,191 as of December 28, 2021.

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.

The affected territory is approximately 8,000 feet west of the Palmdale Regional Airport.

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

The nearest populated area is about 3,000 feet northwest of the affected territory.

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

b. *Governmental Services and Controls:*

The affected territory includes one (1) proposed warehouse 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 of the local government structure of the County. There is no alternative to public sewage disposal. Service by the District is considered more reliable than septic systems. Service by the District is environmentally superior in terms of wastewater treatment, effluent discharge, and impacts on surface water bodies and groundwater.

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

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

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

e. *Agricultural Lands:*

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

f. Boundaries:

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

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

g. Regional Transportation Plan:

The Southern California Associated Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080. The closest highway to the annexation is part of the RTP and SCS's State Highway improved program. The closest highway in the RTP/SCS is the Antelope Valley (14 Freeway), which is approximately 2,000 feet west from the affected territory.

h. Consistency with Plans:

The proposal is consistent with the existing City's General Plan designation of Antelope Valley Business Park (SP).

The proposal is consistent with the existing City's Specific Plan designation of Antelope Valley Business Park Specific Plan (SP).

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. 14 of Los Angeles County.

j. Comments from Public Agencies:

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

k. Ability to Provide Services:

Although the affected territory is not currently served by the District, the area was included in the future service area that might be served by the District in its sewer facilities plan. The District's future wastewater management needs were addressed in the Lancaster Water Reclamation Plant 2020 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 Los Angeles County Waterworks District 40, 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 Antelope Valley Business Park (SP).

The proposal is consistent with the existing City's zoning designation of Light Industrial (M-1).

p. Environmental Justice:

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

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

q. Hazard Mitigation Plan:

The City of Palmdale Hazard Mitigation Plan (revised September 30, 2016) establishes the City's emergency policies and procedures in the event of a disaster and addresses allocation of resources and protection of the public in the event of an emergency.

The Safety Element of the General Plan for the City of Palmdale (updated July 2015) addresses reduction of the potential risk of death, injuries, and economic damages resulting from natural and man-made hazards.

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

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

a) District Annexation or City Detachment:

The proposed action involves a district annexation.

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

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

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

The proposed action does not involve a city detachment.

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

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

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

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

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

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

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

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

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

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

None.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The Hearing Officer of the City of Palmdale found the following with respect to the environmental document prepared for the annexation area also referred to as Site Plan Review (SPR) 21-005:

(a) Pursuant to the California Environmental Quality Act (CEQA) Guidelines, EIR 90-3 was prepared and certified by the City Council (Resolution No. CC 92-103) on June 11, 1992, for approval of the SP [Specific Plan], and the proposed project has been found to be consistent with said EIR. A Statement of Overriding Consideration was adopted for direct and cumulative impacts that could not be reduced by a level of insignificance by the incorporation of mitigation measures into the project. The significant impacts identified included direct impacts to land use (loss of open space), local and regional air quality, biological (loss of habitat), and emergency services (increased fire and sheriff service demand). All other impacts were found to be mitigatable to a level of insignificance by the mitigation measures imposed on the project. In accordance with Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines Sections 15162 and 15163, the proposed project does not require the preparation of a subsequent or supplemental EIR because the project will not cause substantial changes in any portion of the project as described in EIR 90-3, which would require major revisions to EIR 90-3 due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects because the project is not modifying the scope or intent of the SP. Also, no substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions to said EIR due to the involvement of new significant environmental effects, because no significant development adjacent to the project area which impacts the infrastructure, services, or development potential within the City's boundaries has occurred. Lastly, no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete has been provided with respect to the SP. As such, an addendum to the EIR has been prepared in accordance with CEQA Guidelines Section 15164 and has identified that there are no new or additional significant impacts that were not already addressed by the EIR.

The Addendum (Palmdale Warehouse Project, City of Palmdale, Los Angeles County, California), prepared by FirstCarbon solutions on January 7, 2022, determined that "The impacts of the proposed project remain within the impacts previously analyzed in the EIR (CEQA) Guidelines § 15164".

The CEQA clearance for the proposed annexation of the affected territory to the District is EIR No. 90-3 and the Addendum to EIR No. 90-3, each prepared by the City of Palmdale as lead agency. As a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096, the Commission considered the City of Palmdale Hearing Officer Determinations (HO-2021-009) for CEQA, the Addendum to EIR No. 90-3, the Resolution certifying EIR No. 90-3, and EIR No. 90-3, and independently reviewed, considered and reached its own conclusions regarding the environmental effects of the proposed annexation to the District. A copy of these documents is

available at the LAFCO's office location for review.

PUBLIC HEARING NOTICE:

Mailed Notice: LAFCO is required to provide notice of the public hearing to “landowners and registered voters within the affected territory” and to “all landowners and registered voters within 300 feet” of the affected territory pursuant to Government Code § 56157(d) and (f); notice “shall be sent first class and deposited, postage prepaid, in the United States mails” pursuant to Government Code § 56155; and notice “shall be mailed at least 21 days prior to the date specified in the notice for hearing” pursuant to Government Code § 56156.

Newspaper Notice: LAFCO is required to provide notice of the public hearing “in one or more newspapers of general circulation within each affected county, affected city, or affected district,” pursuant to Government Code § 56153, and notice “shall be commenced at least 21 days prior to the date specified in the notice for the public hearing,” pursuant to Government Code § 56154. LAFCO published a hearing notice in the Daily Commerce on March 14, 2024.

All requirements for the public hearing notice have been satisfied.

WAIVER OF PROTEST PROCEEDINGS:

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

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

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the County Sanitation District No. 14 of Los Angeles County which will be for the interest of landowners and/or present and/or future inhabitants within the District and within the annexation territory.

RECOMMENDED ACTION:

1. Open the public hearing and receive testimony on the annexation;
2. There being no further testimony, close the public hearing; and
3. There being no written opposition submitted by the landowners or registered voters within the affected territory before the conclusion of this hearing on the proposal, waive the protest proceedings pursuant to Government Code § 56663 and Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 438 to the County Sanitation District No. 14 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. 14
OF LOS ANGELES COUNTY"**

WHEREAS, the County Sanitation District No. 14 of Los Angeles County (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with § 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the District, all within the City of Palmdale; and

WHEREAS, the proposed annexation consists of approximately 121.46± acres of uninhabited territory and is assigned the following distinctive short-form designation:

"Annexation No. 438 to the County Sanitation District No. 14 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 to one (1) proposed warehouse; and

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

WHEREAS, the Executive Officer has given notice of the public hearing pursuant to Government Code §§ 56150-56160, 57025, and 57026, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on March 14,

2024, which is at least 21 days prior to the public hearing, and said hearing notice was also mailed to all required recipients by first-class mail on or before the date of newspaper publication; and

WHEREAS, in accordance with Government Code § 56663, mailed notice pursuant to Government Code § 56157 has been given to landowners and registered voters within the affected territory; and the mailed notice discloses that: 1) the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City and/or District in the affected territory, and 2) unless written opposition to the proposal is received before the conclusion of the Commission proceeding on the proposal, the Commission intends to waive protest proceedings; and

WHEREAS, on April 10, 2024, after being duly and properly noticed, this proposal came on for hearing, at which time this Commission heard and received all oral and written testimony, objections, and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer; and

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

an alternative meeting location.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 438 to the County Sanitation District No. 14 of the Los Angeles County (District), pursuant to CEQA and State CEQA Guidelines § 15096, the Commission considered the City of Palmdale Hearing Officer Determination (HO-2021-009) for CEQA, the Addendum to EIR No. 90-3 prepared by the City of Palmdale, as lead agency, on January 27, 2022, the Resolution certifying EIR No. 90-3, and EIR No. 90-3 prepared by the City of Palmdale as lead agency for the project; determines that the Commission has independently reviewed and considered and reached its own conclusions regarding the environmental effects of the proposed annexation to the District as shown in the Hearing Officer Determination, the Addendum to the Final Environmental Impact Report No. 90-3, and the Resolution certifying EIR No. 90-3; and adopts the Addendum mitigation monitoring program, as applicable. A Statement of Overriding Consideration (statement) was adopted by the City of Palmdale for direct and cumulative impacts that could not be reduced by a level of insignificance by the incorporation of mitigation measures into the project. The significant impacts identified included direct impacts to land use (loss of open space), local and regional air quality, biological (loss of habitat), and emergency services (increased fire and sheriff service demand). All other impacts were found to be mitigatable to a level of insignificance by the mitigation measures imposed on the project. The Commission further determines that the significant adverse effects of the project as applicable to the annexation have either been reduced to an acceptable level or are outweighed by the

specific considerations of the project, as outlined in the statement, which findings and statement are adopted and incorporated herein by reference as applicable.

2. The Commission finds the number of written opposition filed by landowners and registered voters is ____.
3. Mailed notice has been provided pursuant to Government Code § 56663 on March 13, 2024.
4. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
5. The affected territory consists of 121.46± acres, is uninhabited, and is assigned the following short form designation:
"Annexation No. 438 to the County Sanitation District No. 14 of Los Angeles County".
6. Annexation No. 438 to the County Sanitation District No. 14 of Los Angeles County is hereby approved, subject to the following terms and conditions:
 - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
 - b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.

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

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

- j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation.
7. Pursuant to Government Code § 56663, the Commission finds that all the following have occurred: 1) mailed notice pursuant to Government Code § 56157 has been given to landowners and registered voters within the affected territory; 2) the mailed notice discloses the potential for the extension or continuation of any previously authorized charge, fee, assessment, or tax by the City and/or District in the affected territory; 3) the mailed notice discloses that unless written opposition to the proposal is received before the conclusion of the Commission proceeding on the proposal, the Commission intends to waive protest proceedings; and 4) no written opposition to the proposal from landowners or registered voters have been submitted before the conclusion of the proceeding/hearing. Therefore, pursuant to Government Code § 56663, the Commission hereby waives protest proceedings.
8. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 14 of Los Angeles County.

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

PASSED AND ADOPTED this 10th day of April 2024.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

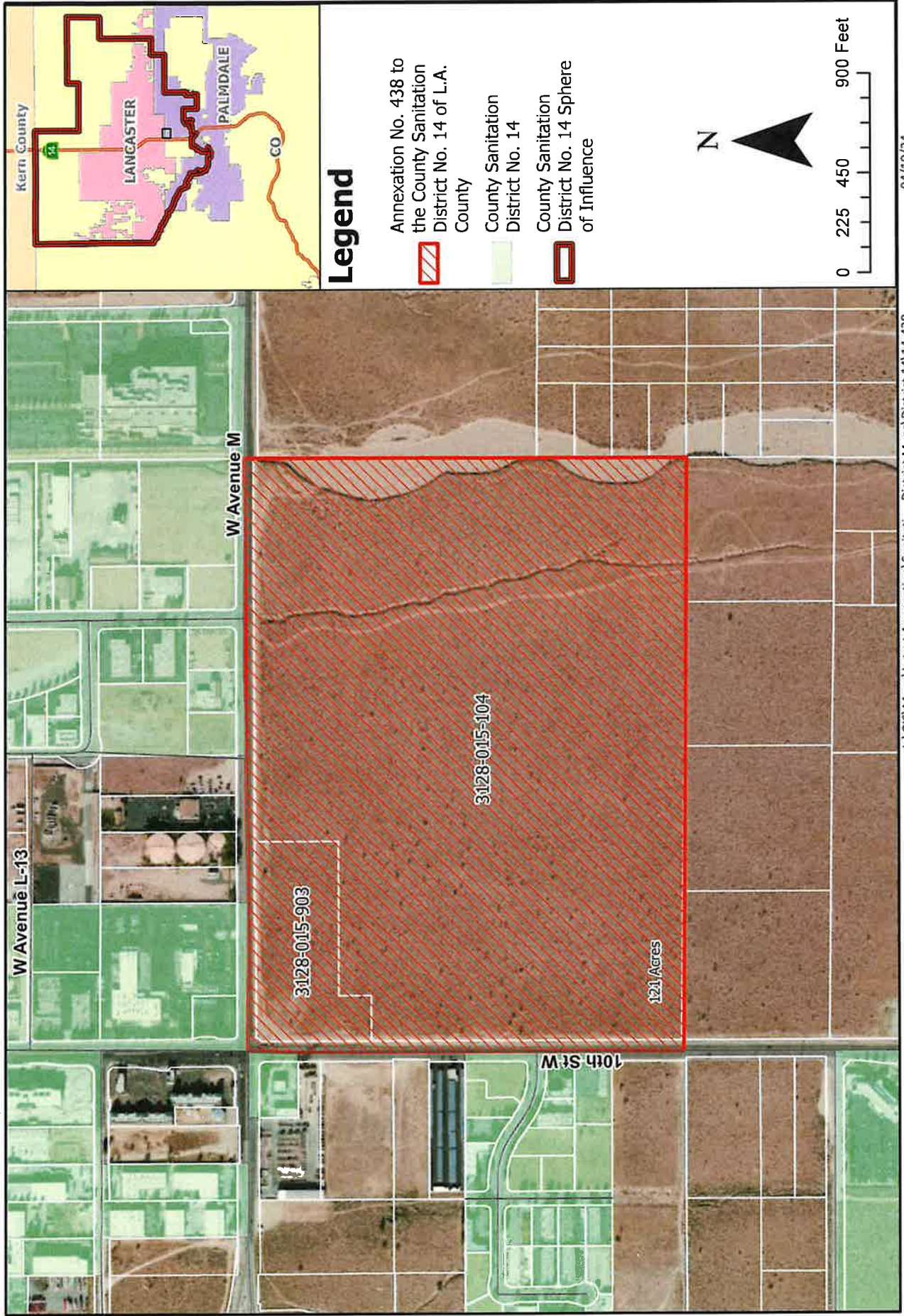
**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**

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

LAFCO

Local Agency Formation Commission
for the County of Los Angeles

Annexation No. 438 to the County Sanitation District No. 14 of L.A. County



Staff Report

April 10, 2024

Agenda Item No. 7.d.

Recommended Final Budget for Fiscal Year 2024-25

Background: In accordance with Government Code § 56381, the Commission must adopt a proposed and final budget, annually, following noticed public hearings.

Final Budget: The proposed budget for this year (Fiscal Year 2024-25) is \$1,863,065. The final budget before you today represents an increase over last year's adopted budget of approximately 5%.

Local Agency Apportionment

The local agency apportionment consists of the annual assessments levied upon the County of Los Angeles, the City of Los Angeles, the other cities in Los Angeles County, and the independent special districts in Los Angeles County. The final anticipates a 4.9% increase to the LAFCO apportionment to the amount collected in the current fiscal year (FY 2023-24). The apportionment remained the same from FY 2022-23 through FY 2023-24, with no increase.

Comments from funding agencies

In accordance with state law, the Proposed Draft Budget for FY 2024-25 was transmitted to the Los Angeles County Board of Supervisors, to each city within Los Angeles County, and to each independent special district within Los Angeles County on March 18, 2024, by electronic mail. At that time, LAFCO notified each recipient agency that the Commission would consider approval of the Final Budget for FY 2024-25 at its April 10th, 2024 public hearing. Since the preparation of this staff report, staff has not received any comments or inquiries regarding the Budget. Should staff receive any inquires after the agenda and staff report have been posted, staff will email the Commission or summarize verbally at today's meeting.

Recommended action:

1. Open the budget hearing, receive public comments, and close the budget hearing;
2. Adopt the attached Recommended Final Budget for Fiscal Year 2024-25; and
3. Direct the Executive Officer to transmit the adopted Final Budget to local agencies and other parties as required by law.

Enclosures: 1) Proposed Draft Budget for Fiscal Year 2024-25

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

PROPOSED DRAFT BUDGET FOR FISCAL YEAR 2024-25					
ACCT. #	ACCOUNT NAME	ADOPTED FINAL BUDGET FY 2023-24	PROPOSED DRAFT BUDGET FY 2024-25	RECOMMENDED FINAL BUDGET FY 2024-25	REC FINAL % Variance From FY 2023-24 Adopted Budget
		*Adopted 4/12/23	*Adopted 3/13/24		
40000	REVENUES				
40005	Filing Fees	\$ 120,000	\$ 105,000	\$ 105,000	-12.5%
40007	Interest Income	15,000	35,000	35,000	133.3%
	Total Revenues	\$ 135,000	\$ 140,000	\$ 140,000	3.7%
	NET OPERATING COSTS	\$ 1,641,842	\$ 1,723,065	\$ 1,723,065	4.9%
	Local Agency Apportionment	FY 2024-25 Final Budget Estimates*			
40001	City of Los Angeles	252,595	265,091	265,091	4.9%
40002	County of Los Angeles	631,479	662,719	662,718	4.9%
40003	Other Cities (87)	378,884	397,628	397,628	4.9%
40004	Special Districts	378,884	397,628	397,628	4.9%
	Total Local Agency Apportionment	\$ 1,641,842	\$ 1,723,065	\$ 1,723,065	4.9%

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

Staff Report

March 13, 2024

Agenda Item No. 7.a.

Proposed Draft Budget for Fiscal Year 2024-25

Background

Government Code Section 56381 requires the Commission to adopt a proposed budget for the upcoming fiscal year (July 1 to June 30) by May 1st and a final budget by June 15th of each year. The Commission is further required to hold a noticed public hearing for both the proposed and final budget, and to distribute copies of the proposed and final budget to the County of Los Angeles, the eighty-eight (88) cities in Los Angeles County, and the fifty-one (51) independent special districts in Los Angeles County. The public hearing notice for the March 13, 2024 and April 10, 2024 meetings for the budget was posted in the Daily Journal on February 7, 2024.

Proposed Draft Budget

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

Proposed Assessments

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

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

Further explanation on budget categories of interest is included below.

Expenditures

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Revenues

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

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

Local Agency Apportionment

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

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

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

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

Staff Recommendation:

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

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

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

PROPOSED DRAFT BUDGET FOR FISCAL YEAR 2024-25

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

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

Staff Report

April 10, 2024

Agenda Item No. 10.a.

Request to Oppose AB 2986 (Carrillo)

Staff is requesting that the Commission take a position opposing Assembly Bill 2986 (AB 1209, Wendy Carrillo), which proposes that LAFCO: one, establish a task force to analyze governance options (including city incorporation or special district formation) for unincorporated East Los Angeles; convene the task force; and present a report to the Legislature in 2026.

AB 2986:

According to the Legislative Counsel's analysis of AB 2986:

“This bill would require the Local Agency Formation Commission for the County of Los Angeles (LALAFCO) to establish the East Los Angeles Task Force for the purposes of identifying and evaluating the potential impacts of incorporation of, or the establishment of special districts within, East Los Angeles, as defined. The bill would require the task force to be composed of 11 members appointed by LALAFCO in consultation with the County of Los Angeles. The bill would require the task force to meet quarterly, incorporating robust community engagement, to discuss the potential impacts of incorporation or the establishment of special districts in East Los Angeles, as specified. The bill, by December 1, 2026, would require the task force to complete and submit a report to the Legislature on the potential impacts of city and special district incorporation in East Los Angeles, including an analysis of advantages, disadvantages, and recommendations for future actions. The bill would repeal these provisions on January 1, 2027.”

AB 2986, as introduced on February 16, 2024, addressed affordable housing and the Los Angeles County Affordable Housing Solutions Agency (LACAHS). On March 21st, Assemblymember amended the bill (a “gut and amend”) to refocus the bill on unincorporated East Los Angeles.

Neither Assemblymember Carrillo nor her staff consulted with LAFCO in advance of amending AB 2986.

Representatives of Los Angeles County Supervisor Hilda Solis (in whose Supervisorial district East Los Angeles is located) report that Supervisor Solis was not consulted about AB 2986 in advance.

A copy of AB 2986 is attached.

Staff Concerns:

Staff raises several concerns regarding AB 2986:

1. **Cost: Staff anticipates expending its limited resources, up to \$650,000, to implement AB 2986:**

- **Translation:** Because Spanish is their primary language for many residents of East Los Angeles, translation would be required for all documents (i.e., meeting and hearing notices, fiscal analyses, and staff reports; as well as for a series (6-10) community meetings). For the previous East Los Angeles incorporation effort, LAFCO expended in excess of \$20,000 for simultaneous translation for two (2) public hearings in East Los Angeles. Assuming a minimum of eight (8) meetings, and accounting for inflation, staff estimates that translation services would cost LAFCO approximately \$200,000.
- **Consultant:** To provide the analysis envisions in AB 2986, LAFCO would need to issue a request for proposals (RFP) and hire a financial consultant. For the previous East Los Angeles incorporation effort, LAFCO expended over \$200,000 for these services.
- **Legal Counsel:** For the previous East Los Angeles incorporation effort, LAFCO expended in excess of \$100,000 on legal counsel.
- **Staff Time:** Staff estimates that it would take a minimum of two hundred (200) hours of staff time, costing LAFCO in excess of \$150,000 in staff time.

Most importantly, **AB 2986 provides no funding to LAFCO.**

There is precedent for State funding for an incorporation effort. Former Assemblymember Gloria Romero secured a budget trailer bill which allocated \$90,000 in State funds to offset the cost of the Comprehensive Fiscal Analysis (CFA) prepare for the proposed incorporation of East Los Angeles in 2012.

In the absence of State funding, LAFCO's only funding source is the annual assessments on the County of Los Angeles, the eighty-eight (88) cities, and the fifty-one (51) independent special districts. **Absent State funding, fulfilling the mandate of AB 2986 would require that the Commission adopt a one-time increase of approximately thirty-three percent (33%) in the assessments upon the County, cities, and independent special districts.**

2. **Diversion of Staff and Legal Resources:** Undertaking the task force envisioned in AB 2986 would require a substantial commitment of time and effort by LAFCO staff, legal counsel, and an outside consultant. Later this year, staff will initiate a five-year program to prepare Municipal Service Reviews (MRSs) and Sphere of Influence (SOI) updates for more than seventy-two (72) cities and sixty-five (65) special districts. Separately, staff is currently working through a backlog of eighty (80) proposals (applications), which is nearly twice LAFCO's historical average. Redirecting staff and legal counsel to a focus on one unincorporated community would divert resources, delay the processing of applications, and delay the preparation of MSR and SOSI Updates.

3. Continued Focus on One Community. Staff is aware of two formal proposals filed with LAFCO to incorporate a City of East Los Angeles, as well as several informal efforts. While these efforts involve a substantial commitment of LAFCO's time and resources to one unincorporated community, that is time not spent on other agencies (cities and special districts) and other unincorporated communities in Los Angeles County.
4. Anticipated Outcome: In 2012, the Commission rejected cityhood for East Los Angeles because the proposed city was not economically viable. The fiscal analysis clearly demonstrated that cityhood was not a "close call," as the structural deficit of the proposed city was \$19 million (Year One) and grew to considerably higher numbers in later years. The obstacles to unincorporated East Los Angeles becoming a city are no less today than they were in 2012, because significant portions of East Los Angeles do not produce any revenue to the underlying governmental authority (County or new city). Specifically, these include: one, several freeways and major roadways which bisect the community; two, the very large cemeteries, which have not been re-assessed for several decades, which take up a lot of land but produce very low property taxes; three, the large property in the East Los Angeles Civic Center, which produces no property taxes; and four, the nature of retail/commercial uses in East Los Angeles, which do not produce substantial sales tax revenue. Separately, the former "Vehicle License Fee (VLF) Bump," which provided enhanced VLF revenue to new cities in the five (5) years after city incorporation, was eliminated by the State in 2012 (by the adoption of SB 89). Finally, there is a complicated taxation/allocation issue involving Proposition 172 revenues—in short, both County Counsel and outside counsel have opined that a new City of East Los Angeles is not entitled to a share of the State's allocation of Proposition 172 revenues to LA County.

Staff is unaware of any factors which have changed, appreciably, that would make East Los Angeles cityhood any more likely to be feasible today than it was twelve (12) years ago.

5. Precedent. The existing statutory environment is one in which LAFCO struggles to comply with existing unfunded mandates (i.e., Municipal Service Reviews and Sphere of Influence updates). AB 2986 would worsen this problem, circumvent existing law, and set a precedent for additional unfunded mandates from the Legislature.

Staff routinely fields inquiries from community representatives, throughout the County, concerning potential cityhood, the possible formation of new special districts, or changes in special district powers. For whatever reason, and since the Commission rejected East Los Angeles cityhood in 2012, **no stakeholders from within East Los Angeles have contacted staff to explore governance options for East Los Angeles.** Given this context, the introduction of AB 2986, where there has been no outreach to LAFCO representatives, strikes staff as unusual.

For the reasons stated herein, staff concludes that the Commission should oppose AB 2986.

Recommended Action:

Staff recommends that the Commission:

1. Take an “OPPOSE” position on AB 2986, authorize the Chair to sign letters documenting this position, and direct staff to convey this opposition to legislators, the Governor, and other stakeholders.

Attachments:

- AB 2986 (Carrillo)

AMENDED IN ASSEMBLY MARCH 21, 2024

CALIFORNIA LEGISLATURE—2023–24 REGULAR SESSION

ASSEMBLY BILL

No. 2986

Introduced by Assembly Member Wendy Carrillo

February 16, 2024

An act to ~~amend Section 64712 of~~ *add and repeal Section 56387 of* the Government Code, relating to ~~housing~~; *local government*.

LEGISLATIVE COUNSEL'S DIGEST

AB 2986, as amended, Wendy Carrillo. ~~Los Angeles County Regional Housing Finance Act. Local Agency Formation Commission for the County of Los Angeles: East Los Angeles Task Force.~~

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

This bill would require the Local Agency Formation Commission for the County of Los Angeles (LALAFCO) to establish the East Los Angeles Task Force for the purposes of identifying and evaluating the potential impacts of incorporation of, or the establishment of special districts within, East Los Angeles, as defined. The bill would require the task

force to be composed of 11 members appointed by LALAFCO in consultation with the County of Los Angeles. The bill would require the task force to meet quarterly, incorporating robust community engagement, to discuss the potential impacts of incorporation or the establishment of special districts in East Los Angeles, as specified. The bill, by December 1, 2026, would require the task force to complete and submit a report to the Legislature on the potential impacts of city and special district incorporation in East Los Angeles, including an analysis of advantages, disadvantages, and recommendations for future actions. The bill would repeal these provisions on January 1, 2027.

This bill would make legislative findings and declarations as to the necessity of a special statute for the Local Agency Formation Commission for the County of Los Angeles.

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

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

~~Existing law, the Los Angeles County Regional Housing Finance Act, establishes the Los Angeles County Affordable Housing Solutions Agency and states that the agency's purpose is to increase the supply of affordable housing in the County of Los Angeles by providing for significantly enhanced funding and technical assistance at a regional level for renter protections, affordable housing preservation, and new affordable housing production, as specified. Existing law authorizes the agency to determine its organizational structure. Existing law specifies that any subsidiary unit established by the agency shall be referred to as an organizational unit and it, or its chief executive officer, may be delegated powers or duties deemed appropriate, as specified.~~

~~This bill would make nonsubstantive changes to the provisions described above authorizing the agency to delegate an organizational unit, or its chief executive officer, appropriate powers and duties.~~

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

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

1 SECTION 1. (a) *East Los Angeles, an unincorporated area*
2 *within the County of Los Angeles, has long been recognized for*
3 *its vibrant community and cultural significance. Despite its rich*
4 *history and significant population, it lacks the municipal*
5 *governance structure of an incorporated city or special district,*
6 *potentially limiting its access to resources and self-determination.*

7 (b) *Incorporation or the establishment of special districts could*
8 *provide East Los Angeles with a greater ability to address local*
9 *needs, improve public services, and enhance community*
10 *development and engagement.*

11 (c) *However, the potential impacts of these changes, including*
12 *the fiscal, governmental, and community effects, require thorough*
13 *examination to ensure that the interests of East Los Angeles*
14 *residents are fully considered and protected.*

15 (d) *Therefore, a dedicated task force is necessary to study,*
16 *analyze, and report on the potential impacts of city and special*
17 *district incorporation to provide the Legislature and the community*
18 *of East Los Angeles with comprehensive information to make*
19 *informed decisions.*

20 SEC. 2. *Section 56387 is added to the Government Code, to*
21 *read:*

22 56387. (a) *The Local Agency Formation Commission for the*
23 *County of Los Angeles (LALAFCO) shall establish the East Los*
24 *Angeles Task Force for the purposes of identifying and evaluating*
25 *the potential impacts of incorporation of, or the establishment of*
26 *special districts within, East Los Angeles.*

27 (b) (1) *The task force shall be composed of 11 members*
28 *appointed by LALAFCO in consultation with the County of Los*
29 *Angeles.*

30 (2) *The LALAFCO shall issue a solicitation of interest*
31 *throughout the East Los Angeles community and select the*
32 *representatives to be part of the task force pursuant to paragraph*
33 *(1).*

34 (c) (1) *The task force shall meet quarterly, incorporating robust*
35 *community engagement, to discuss the potential impacts of*
36 *incorporation or the establishment of special districts in East Los*
37 *Angeles, including, but not limited to, fiscal impacts, governance*
38 *structure, public services, community identity, and local control.*

1 (2) By December 1, 2026, the task force shall complete and
2 submit a report to the Legislature, in compliance with Section
3 9795 of the Government Code, on the potential impacts of city and
4 special district incorporation in East Los Angeles, including an
5 analysis of advantages, disadvantages, and recommendations for
6 future actions.

7 (3) The task force shall ensure the report required to be
8 submitted pursuant to paragraph (2) includes comprehensive
9 community input and engagement.

10 (d) Upon completing its duties required under subdivision (c),
11 the task force shall cease to exist.

12 (e) Nothing in this section shall be construed to limit or affect
13 the ability of LALAFCO or any local jurisdiction's authority or
14 ability to consider or approve proposals for incorporation or the
15 establishment of special districts in accordance with this division.

16 (f) For purposes of this section:

17 (1) "East Los Angeles" means the unincorporated area situated
18 within the County of Los Angeles that is designated as East Los
19 Angeles by the United States Census Bureau in the most recent
20 decennial census.

21 (2) "LALAFCO" means the Local Agency Formation
22 Commission for the County of Los Angeles.

23 (g) This section shall remain in effect only until January 1, 2027,
24 and as of that date is repealed.

25 SEC. 3. The Legislature finds and declares that a special statute
26 is necessary and that a general statute cannot be made applicable
27 within the meaning of Section 16 of Article IV of the California
28 Constitution because of the unique circumstances surrounding the
29 potential incorporation of East Los Angeles.

30 SEC. 4. If the Commission on State Mandates determines that
31 this act contains costs mandated by the state, reimbursement to
32 local agencies and school districts for those costs shall be made
33 pursuant to Part 7 (commencing with Section 17500) of Division
34 4 of Title 2 of the Government Code.

35 SECTION 1. Section 64712 of the Government Code is
36 amended to read:

37 64712. (a) The agency may determine its organizational
38 structure, which may include, but is not limited to, the
39 establishment of departments, divisions, subsidiary units, or similar
40 entities. Any department, division, subsidiary unit, or similar entity

1 established by the agency shall be referred to in this chapter as an
2 “organizational unit.”

3 (b) ~~The board may delegate to an organizational unit, or to its~~
4 ~~chief executive officer, any powers and duties it deems appropriate.~~
5 ~~Powers and duties that may be delegated to an organizational unit~~
6 ~~include, but are not limited to, the following:~~

7 (1) ~~Approval of contracts up to authority limits established by~~
8 ~~the board, except that final approval of labor contracts shall require~~
9 ~~board approval.~~

10 (2) ~~Hearing and resolving bid protests.~~