

Voting Members

Donald Dear
Chair

Gerard McCallum
1st Vice-Chair

Margaret Finlay
2nd Vice-Chair

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

Alternate Members

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

Staff

Paul Novak
Executive Officer

Adriana Romo
Deputy Executive Officer

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

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

www.lalafco.org

COMMISSION MEETING

LOCAL AGENCY FORMATION COMMISSION

Wednesday, February 12th, 2025
9:00 a.m.

PLEASE NOTE NEW ROOM LOCATION

Sybil Brand Room 372

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

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

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

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

A person with a disability may contact the LAFCO office at (626)204-6500 at least 72 hours before the scheduled meeting to request receipt of an agenda in an alternative format or to request disability-related accommodation, including auxiliary aids or services in order to participate in the public meeting. Later requests will be accommodated to the extent feasible.

This meeting is also available for members of the public to attend virtually by phone or web access as follows:

FOR MEMBERS OF THE PUBLIC

TO LISTEN BY TELEPHONE AND PROVIDE PUBLIC COMMENT

DIAL:

1-213-306-3065

Access Code: 2533 597 2338 (English)

Password: 782542

OR TO LISTEN VIA WEB AND PROVIDE COMMENT:

<https://lacountyboardofsupervisors.webex.com/lacountyboardofsupervisors/j.php?MTID=mebdc1690022c0ac5854c5dcba74ddf7c>

Password: public

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

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

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 November 13, 2024.
- b. Approve Operating Account Check Register for the month of November, 2024; December, 2024; and January, 2025.
- c. Receive and file Update on Pending Proposals.
- d. Legislative Update (None.)
- 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. 2024-11 to the Los Angeles County Waterworks District No. 40, Antelope Valley (NorthPoint filed on behalf of landowners).
- ii. Annexation No. 2025-01 to the Los Angeles County Waterworks District No. 40, Antelope Valley (Civil Design and Drafting, Inc. filed on behalf of landowner).
- h. Miscellaneous Communications. (None.)
- i. Annexation No. 773 to the County Sanitation District No. 21 of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.
- j. Annexation No. 445 to the County Sanitation District No. 22 of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.
- k. Annexation No. 1136 to Santa Clarita Valley Sanitation District of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.

7. PUBLIC HEARING(S)

- a. Reorganization No. 2023-02 to the City of Monrovia (Amendment to the City of Arcadia Sphere of Influence, Amendment to the City of Monrovia Sphere of Influence, Detachment from the City of Arcadia, and Annexation to the City of Monrovia), and consideration of the Negative Declaration, as responsible agency.
- b. Annexation No. 2023-07 to the City of Duarte, Amendment to the Cities of Bradbury and Duarte Spheres of Influence, and consideration of the Negative Declaration, as responsible agency.

8. PROTEST HEARING(S)

- a. None.

9. OTHER ITEMS

- a. Procurement and Reporting Policy Annual Report for 2024
- b. California Association of Local Agency Formation Commission (CALAFCO) Update (continued from the January 8, 2025 Meeting) and Renewal/Non-Renewal of CALAFCO Membership in Fiscal Year 2025-2026
- c. Audit Contract Amendment
- d. Fiscal Year 2024-25 Mid-Year Budget Status Report
- e. Fiscal Year 2024-25 Mid-Year Investment Status Report
- f. Statements of Economic Interests – Form 700 Filing.
- g. As-Needed Alternate Legal Counsel

10. REQUESTED POSITION(S) ON LEGISLATION

- a. None.

11. COMMISSIONERS' REPORT

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

12. **EXECUTIVE OFFICER’S REPORT**

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

13. **PUBLIC COMMENT**

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

14. **FUTURE MEETINGS**

March 12, 2025
April 9, 2025
May 14, 2025

15. **ADJOURNMENT**



Local Agency Formation Commission
for the County of Los Angeles

DRAFT

Voting Members

Donald Dear
Chair

Gerard McCallum
1st Vice-Chair

Margaret Finlay
2nd Vice-Chair

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

November 13, 2024

Present:

Donald Dear, Chair

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

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

Paul Novak, Executive Officer
Miguel Dager, Legal Counsel

Absent:

Kathryn Barger
John Lee

Imelda Padilla, Alternate
Hilda Solis, Alternate

Vacant:

San Fernando Valley, Voting Member

1 CALL MEETING TO ORDER

The meeting was called to order at 9:03 a.m. as both an in-person and virtual meeting.

The following items were called up for consideration:

- a. Commissioner John Mirisch requested to participate remotely pursuant to Government Code § 54953.(f)(2) for just cause related to participation in another governmental meeting. Commissioner Mirisch confirmed verbally that there were two technicians working in the background near him but that otherwise no individuals 18 years of age or older were present in the room at the remote location with him. This participation requires Commission approval.
- b. Commissioner Micah Ali is participating remotely pursuant to Government Code § 54953.(b) at a location fully accessible to the public and equipped with a speaker phone such that any comments or testimony could be given by anyone present at that location, including any members of the public. Commissioner Ali confirmed verbally that no members of the public were present at the remote location with him. This participation does not require Commission approval.

The Commission took the following action:

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

MOTION: Bell (Alt. for VACANT) SECOND: McCallum APPROVED: 5-0-1
AYES: Bell (Alt. for VACANT), Lewis, McCallum, Reyes English (ALT. for Finlay),
Dear
NOES: None.
ABSTAIN: Mirisch (virtual format)
ABSENT: Barger, Finlay, Horvath, Lee

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Dear.

[Commissioner Horvath arrived at 9:06 a.m.]

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; at the Kenneth Hahn Hall of Administration; and at the South Coast Air Quality Management District, 21865 Copley Drive, Diamond Bar, California; all on Tuesday, November 5, 2024.

4 SWEARING-IN OF SPEAKER(S)

The EO asked if any members of the audience, including at the teleconference locations, planned to testify, remotely (None).

5 PUBLIC COMMENT

(None).

6 CONSENT ITEM(S)

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

- a. Approved Minutes of October 9, 2024.
- b. Approved Operating Account Check Register for the month of October 2024.
- c. Received and filed the Update on Pending Proposals.
- d. Received and filed the Legislative Update (None).
- e. Received and filed the Executive Officer's Written Report.
- f. Information Item(s) – Government Code § 56751 (city proposal). (None).
- g. Received and filed the Information Item(s) – Government Code § 56857 (district proposal). (None).
- h. Miscellaneous Communications.
 - i. The Sphere (CALAFCO Newsletter).

MOTION: McCallum SECOND: Bell (Alt. for VACANT) APPROVED: 7-0-0
AYES: Bell (Alt. for VACANT), Horvath, Lewis, McCallum, Mirisch (virtual format),
Reyes English (ALT. for Finlay), Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Finlay, Lee

7 PUBLIC HEARING(S)

(None).

8 PROTEST HEARING(S)

The following item was called up for consideration:

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

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

Mr. Dorado stated that this is the Commission protest hearing pursuant to Government Code Section 57000 *et seq.*, and that four (4) registered voters and six (6) property owners submitted written protests have been received in advance of the hearing (as reflected in the resolution).

The protest hearing was opened to receive testimony and/or written protest(s).

Commissioner McCallum asked if the proposed annexation territory is contiguous to the existing City of Whittier boundaries. The EO indicated “yes”.

Commissioner Lewis asked since there are not a sufficient number of protests, either submitted written or submitted in-person, the annexation process will continue for Commission approval. The EO indicated “yes, the Commission has fulfilled the protest proceedings requirements.”

There being no further testimony or written protest(s) submitted, the protest hearing was closed.

The Commission took the following action:

- Adopted the Resolution Making Determinations Ordering Annexation No. 2021-09 to the City of Whittier; Resolution No. 2024-01PR.

MOTION: Lewis SECOND: McCallum APPROVED: 7-0-0
AYES: Bell (Alt. for VACANT), Horvath, Lewis, McCallum, Mirisch (virtual format),
Reyes English (ALT. for Finlay), Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Finlay, Lee

9 OTHER ITEMS

- a. 2025 Commission Calendar.

The EO summarized the staff report on this item.

The Commission took the following actions:

- Adopted a Commission Meeting Schedule for Calendar Year 2025; and
- Directed staff to post the adopted Commission Meeting Schedule for Calendar Year 2025 to the LAFCO website.

MOTION: McCallum SECOND: Mirisch (virtual format) APPROVED: 7-0-0
AYES: Bell (Alt. for VACANT), Horvath, Lewis, McCallum, Mirisch (virtual format),
Reyes English (ALT. for Finlay), Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Finlay, Lee

9 OTHER ITEMS

- b. Filing Fee Schedule – Annual Adjustment.

The EO summarized the staff report on this item.

The Commission took the following action:

- Chose not to adopt a Consumer Price Index (CPI) adjustment to the filing fees for FY 2024-2025, and postponed the first CPI adjustment to the filing fees to July 1, 2025.

MOTION: Mirisch (virtual format) SECOND: Reyes English (ALT. for Finlay) APPROVED: 7-0-0
AYES: Bell (Alt. for VACANT), Horvath, Lewis, McCallum, Mirisch (virtual format),
Reyes English (ALT. for Finlay), Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Finlay, Lee

9 OTHER ITEMS

- c. Independent Auditor's Report for Fiscal Year 2023-24.

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

Jennifer Farr (Certified Public Accountant and Founder, Davis Farr, LLC) summarized the audit findings. Ms. Farr indicated that there were no significant deficiencies, no material errors, nor any incidents. Ms. Farr stated that the most notable change in the net position was the addition of the lease liability due to the extension of the office lease which resulted in an asset liability increase of \$384,000 from the prior fiscal year to be amortized over the life of the lease through

February 2027. Ms. Farr indicated that the only risk factor identified is Other Post-Employment Benefits (OPEB) obligations.

[Commissioner Finlay arrived at 9:25 a.m.]

The Commission took the following action:

- Received and filed the Independent Auditor's Report, audited financial statements, and associated documents for Fiscal Year 2023-24, ending June 30, 2024.

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

10 REQUESTED POSITION(S) ON LEGISLATION

(None).

11 COMMISSIONERS' REPORT

(None).

12 EXECUTIVE OFFICER'S REPORT

The EO wished the Commission Happy Holidays and a Happy New Year. The Commission thanked staff and wished staff Happy Holidays.

13 PUBLIC COMMENT

(None).

14 FUTURE MEETINGS

~~December 11, 2024~~ (canceled)
January 8, 2025
February 12, 2025

15 ADJOURNMENT

Chair Dear adjourned the meeting at 9:29 a.m.

Respectfully submitted,

Paul Novak, AICP
Executive Officer

11:46 AM

12/17/24

Accrual Basis

LA LAFCO

Register Report

November 2024

Type	Date	Num	Name	Paid Through	Amount	Balance
Nov 24						
Check	11/04/2024	WIRE	TRPF 80 South Lak...		-11,963.40	-11,963.40
Bill Pmt -Check	11/05/2024	11992	County Counsel		-4,843.29	-16,806.69
Bill Pmt -Check	11/05/2024	11993	CTS Clouds LLC		-1,035.00	-17,841.69
Check	11/12/2024	DD	Wells Fargo*		-114.06	-17,955.75
Bill Pmt -Check	11/14/2024	11994	Canon Financial Ser...		-222.93	-18,178.68
Bill Pmt -Check	11/14/2024	11995	Certified Records M...		-1,224.78	-19,403.46
Bill Pmt -Check	11/14/2024	11996	FedEx		0.00	-19,403.46
Bill Pmt -Check	11/14/2024	11997	LACERA-OPEB		-1,914.53	-21,317.99
Bill Pmt -Check	11/14/2024	11998	Registrar-Recorder/...		-300.00	-21,617.99
Bill Pmt -Check	11/14/2024	11999	Yvonne Green CPA		0.00	-21,617.99
Bill Pmt -Check	11/14/2024	12000	Wells Fargo-Elite C...		0.00	-21,617.99
Bill Pmt -Check	11/14/2024	12001	ATT		0.00	-21,617.99
Bill Pmt -Check	11/14/2024	12002	Charter Communica...		0.00	-21,617.99
Check	11/15/2024	DD	Federal Tax Deposit		-6,498.84	-28,116.83
Check	11/15/2024	DD	State Income Tax		-1,993.34	-30,110.17
Check	11/15/2024	DD	Ambar De La Torre		-2,939.49	-33,049.66
Check	11/15/2024	DD	Douglass S Dorado		-4,528.09	-37,577.75
Check	11/15/2024	DD	Adriana L Flores		-1,352.86	-38,930.61
Check	11/15/2024	DD	Taylor J Morris		-2,575.95	-41,506.56
Check	11/15/2024	DD	Paul A Novak		-7,026.40	-48,532.96
Check	11/15/2024	DD	Alisha O'Brien		-2,884.32	-51,417.28
Check	11/15/2024	DD	Adriana Romo		-4,971.42	-56,388.70
Check	11/15/2024	DD	Paychex		-81.36	-56,470.06
Bill Pmt -Check	11/21/2024	12003	Eide Bailly		-2,670.41	-59,140.47
Bill Pmt -Check	11/21/2024	12004	Meijun		-300.00	-59,440.47
Bill Pmt -Check	11/21/2024	12005	SP Plus Corporation		-630.00	-60,070.47
Bill Pmt -Check	11/21/2024	12007	FedEx		0.00	-60,070.47
Check	11/21/2024	12006	FedEx		0.00	-60,070.47
Check	11/29/2024	DD	Paychex		-121.34	-60,191.81
Check	11/29/2024	DD	Ambar De La Torre		-2,939.50	-63,131.31
Check	11/29/2024	DD	Douglass S Dorado		-4,014.93	-67,146.24
Check	11/29/2024	DD	Adriana L Flores		-1,352.86	-68,499.10
Check	11/29/2024	DD	Taylor J Morris		-2,575.95	-71,075.05
Check	11/29/2024	DD	Paul A Novak		-7,026.40	-78,101.45
Check	11/29/2024	DD	Alisha O'Brien		-2,884.32	-80,985.77
Check	11/29/2024	DD	Adriana Romo		-4,971.43	-85,957.20
Check	11/29/2024	DD	Micah J Ali		-138.53	-86,095.73
Check	11/29/2024	90269...	Anthony E Bell		-185.68	-86,281.41
Check	11/29/2024	DD	Wendy Celaya		-175.21	-86,456.62
Check	11/29/2024	DD	Donald Dear		-210.33	-86,666.95
Check	11/29/2024	DD	Angie R English		-592.61	-87,259.56
Check	11/29/2024	90269...	Margaret E Finlay		-225.37	-87,484.93
Check	11/29/2024	DD	Lindsey P Horvath		-136.56	-87,621.49
Check	11/29/2024	DD	Robert W Lewis		-255.89	-87,877.38
Check	11/29/2024	DD	Gerard McCallum II		-549.68	-88,427.06
Check	11/29/2024	DD	John A Mirisch		-138.53	-88,565.59
Check	11/29/2024	DD	Federal Tax Deposit		-6,709.75	-95,275.34
Check	11/29/2024	DD	State Income Tax		-1,993.34	-97,268.68
Nov 24					-97,268.68	-97,268.68

12:47 PM

12/30/24

Accrual Basis

LA LAFCO

Register Report

December 2024

Type	Date	Num	Name	Paid Through	Amount	Balance
Dec 24						
Bill Pmt -Check	12/05/2024	12008	California State Boa...		-1,500.00	-1,500.00
Bill Pmt -Check	12/05/2024	12009	Eide Bailly		-1,015.35	-2,515.35
Bill Pmt -Check	12/05/2024	12010	LACERA-OPEB		0.00	-2,515.35
Bill Pmt -Check	12/05/2024	12011	Registrar-Recorder/...		-225.00	-2,740.35
Bill Pmt -Check	12/05/2024	12012	The Lincoln National		-337.81	-3,078.16
Check	12/05/2024	WIRE	TRPF 80 South Lak...		-12,277.99	-15,356.15
Check	12/06/2024	12013	Wells Fargo*		0.00	-15,356.15
Bill Pmt -Check	12/10/2024	DD	Wells Fargo-Elite C...		-5,790.60	-21,146.75
Bill Pmt -Check	12/11/2024	12014	FedEx		-24.78	-21,171.53
Bill Pmt -Check	12/11/2024	12015	FedEx		-58.77	-21,230.30
Bill Pmt -Check	12/11/2024	12016	Charter Communica...		-899.82	-22,130.12
Bill Pmt -Check	12/11/2024	12017	Yvonne Green CPA		-756.00	-22,886.12
Bill Pmt -Check	12/11/2024	12018	ATT		0.00	-22,886.12
Bill Pmt -Check	12/11/2024	12019	Certified Records M...		-1,224.78	-24,110.90
Bill Pmt -Check	12/11/2024	12020	CTS Clouds LLC		-1,035.00	-25,145.90
Bill Pmt -Check	12/11/2024	12021	Daily Journal		-212.75	-25,358.65
Bill Pmt -Check	12/11/2024	12022	FedEx		-120.76	-25,479.41
Bill Pmt -Check	12/11/2024	12023	LACERA		-22,625.90	-48,105.31
Bill Pmt -Check	12/11/2024	12024	MetLife*		-1,158.00	-49,263.31
Bill Pmt -Check	12/11/2024	12025	ODP Business Solut...		-398.28	-49,661.59
Bill Pmt -Check	12/11/2024	12026	Quadient Finance U...		-200.00	-49,861.59
Check	12/11/2024	DD	Wells Fargo*		-104.42	-49,966.01
Check	12/13/2024	DD	Ambar De La Torre		-2,939.50	-52,905.51
Check	12/13/2024	DD	Douglass S Dorado		-4,096.62	-57,002.13
Check	12/13/2024	DD	Adriana L Flores		-1,352.86	-58,354.99
Check	12/13/2024	DD	Taylor J Morris		-2,575.95	-60,930.94
Check	12/13/2024	DD	Paul A Novak		-7,026.40	-67,957.34
Check	12/13/2024	DD	Alisha O'Brien		-2,884.32	-70,841.66
Check	12/13/2024	DD	Adriana Romo		-4,971.43	-75,813.09
Check	12/13/2024	DD	Federal Tax Deposit		-6,533.35	-82,346.44
Check	12/13/2024	DD	State Income Tax		-2,006.36	-84,352.80
Check	12/13/2024	DD	Paychex		-96.03	-84,448.83
Bill Pmt -Check	12/18/2024	12027	County of Los Angel...		-61,030.50	-145,479.33
Bill Pmt -Check	12/18/2024	12028	Delta Dental*		-2,974.22	-148,453.55
Bill Pmt -Check	12/18/2024	12029	Deltacare		-147.42	-148,600.97
Bill Pmt -Check	12/18/2024	12030	Kaiser*		-21,451.74	-170,052.71
Check	12/18/2024	WIRE	Davis Farr LLP		-6,265.00	-176,317.71
Bill Pmt -Check	12/19/2024	12031	ATT		-267.86	-176,585.57
Bill Pmt -Check	12/19/2024	12032	Canon Financial Ser...		-926.61	-177,512.18
Bill Pmt -Check	12/19/2024	12033	County Counsel		-7,555.58	-185,067.76
Bill Pmt -Check	12/19/2024	12034	Davis Farr LLP		-135.00	-185,202.76
Bill Pmt -Check	12/19/2024	12035	ODP Business Solut...		-1,163.87	-186,366.63
Bill Pmt -Check	12/19/2024	12036	The Lincoln National		-337.81	-186,704.44
Bill Pmt -Check	12/19/2024	12037	Wells Fargo-Elite C...		-531.87	-187,236.31
Bill Pmt -Check	12/19/2024	12038	SP Plus Corporation		-630.00	-187,866.31
Bill Pmt -Check	12/19/2024	12039	Allied Public Risk		-5,711.00	-193,577.31
Check	12/30/2024	DD	Federal Tax Deposit		-7,529.43	-201,106.74
Check	12/30/2024	DD	State Income Tax		-2,137.44	-203,244.18
Check	12/30/2024	DD	Ambar De La Torre		-2,939.49	-206,183.67
Check	12/30/2024	DD	Douglass S Dorado		-4,049.31	-210,232.98
Check	12/30/2024	DD	Adriana L Flores		-1,666.28	-211,899.26
Check	12/30/2024	DD	Taylor J Morris		-2,575.95	-214,475.21
Check	12/30/2024	DD	Paul A Novak		-7,026.40	-221,501.61
Check	12/30/2024	DD	Paul A Novak		-1,910.99	-223,412.60
Check	12/30/2024	DD	Alisha O'Brien		-2,884.32	-226,296.92
Check	12/30/2024	DD	Adriana Romo		-4,971.42	-231,268.34
Check	12/30/2024	DD	Paychex		-165.34	-231,433.68
Bill Pmt -Check	12/30/2024	12040	FedEx		-244.62	-231,678.30
Bill Pmt -Check	12/30/2024	12041	LACERA		-23,716.98	-255,395.28
Bill Pmt -Check	12/30/2024	12042	LACERA-OPEB		-1,914.53	-257,309.81
Bill Pmt -Check	12/30/2024	12043	Quadient Finance U...		-400.00	-257,709.81
Bill Pmt -Check	12/30/2024	12044	Meijun		-300.00	-258,009.81
Dec 24					-258,009.81	-258,009.81

12:55 PM

02/03/25

Accrual Basis

LA LAFCO

Register Report

January 2025

Type	Date	Num	Name	Paid Through	Amount	Balance
Jan 25						
Check	01/06/2025	DD	TRPF 80 South Lak...		-12,102.54	-12,102.54
Bill Pmt -Check	01/09/2025	12046	Certified Records M...		-1,224.78	-13,327.32
Bill Pmt -Check	01/09/2025	12047	CTS Clouds LLC		-1,035.00	-14,362.32
Bill Pmt -Check	01/09/2025	12048	FedEx		-27.05	-14,389.37
Bill Pmt -Check	01/09/2025	12049	LACERA-OPEB		-1,924.83	-16,314.20
Bill Pmt -Check	01/09/2025	12050	Meijun		-300.00	-16,614.20
Bill Pmt -Check	01/09/2025	12051	Quadient Leasing U...		0.00	-16,614.20
Bill Pmt -Check	01/09/2025	12052	Yvonne Green CPA		-391.50	-17,005.70
Bill Pmt -Check	01/09/2025	12053	FedEx		-30.72	-17,036.42
Check	01/13/2025	DD	Wells Fargo*		-91.44	-17,127.86
Check	01/14/2025	DD	Paychex		-75.28	-17,203.14
Bill Pmt -Check	01/15/2025	12055	Wells Fargo-Elite C...		-167.93	-17,371.07
Bill Pmt -Check	01/15/2025	12054	ATT		-506.19	-17,877.26
Check	01/15/2025	DD	Federal Tax Deposit		-8,726.60	-26,603.86
Check	01/15/2025	DD	State Income Tax		-2,764.10	-29,367.96
Check	01/15/2025	DD	Ambar De La Torre		-2,946.95	-32,314.91
Check	01/15/2025	DD	Douglass S Dorado		-4,067.52	-36,382.43
Check	01/15/2025	DD	Adriana L Flores		-1,487.90	-37,870.33
Check	01/15/2025	DD	Taylor J Morris		-2,590.36	-40,460.69
Check	01/15/2025	DD	Paul A Novak		-7,160.24	-47,620.93
Check	01/15/2025	DD	Paul A Novak		-6,641.45	-54,262.38
Check	01/15/2025	DD	Alisha O'Brien		-2,852.27	-57,114.65
Check	01/15/2025	DD	Adriana Romo		-4,981.80	-62,096.45
Check	01/15/2025	DD	Paychex		-478.84	-62,575.29
Bill Pmt -Check	01/21/2025	12056	Canon Financial Ser...		-299.16	-62,874.45
Bill Pmt -Check	01/21/2025	12057	Charter Communica...		-449.91	-63,324.36
Bill Pmt -Check	01/21/2025	12058	FedEx		-55.98	-63,380.34
Bill Pmt -Check	01/21/2025	12059	Quadient Leasing U...		-501.22	-63,881.56
Bill Pmt -Check	01/21/2025	12060	SP Plus Corporation		-630.00	-64,511.56
Bill Pmt -Check	01/21/2025	12061	The Lincoln National		-337.81	-64,849.37
Check	01/30/2025	DD	Federal Tax Deposit		-6,405.06	-71,254.43
Check	01/30/2025	DD	State Income Tax		-1,970.68	-73,225.11
Check	01/30/2025	DD	Ambar De La Torre		-2,946.94	-76,172.05
Check	01/30/2025	DD	Douglass S Dorado		-4,067.51	-80,239.56
Check	01/30/2025	DD	Adriana L Flores		-1,487.93	-81,727.49
Check	01/30/2025	DD	Taylor J Morris		-2,590.36	-84,317.85
Check	01/30/2025	DD	Paul A Novak		-7,160.24	-91,478.09
Check	01/30/2025	DD	Alisha O'Brien		-2,852.28	-94,330.37
Check	01/30/2025	DD	Adriana Romo		-4,981.79	-99,312.16
Check	01/30/2025	DD	Paychex		-161.03	-99,473.19
Check	01/31/2025	DD	Paychex		-75.25	-99,548.44
Jan 25					-99,548.44	-99,548.44

AGENDA ITEM NO. 6.c. February 12, 2025						
PENDING PROPOSALS As of February 4, 2025						
		LAFCO Designation Number	Applicant	Description	Status	Est. Date of Completion
1	DD	Annexation 2008-13 to Los Angeles County Waterworks District No. 40	Lancaster School Dist.	Annex 20.47 acres of vacant land located 2 miles west of the Antelope Valley frw. And the nearest paved major streets are ave. H, And Ave. I, in the City of Lancaster. For future construction of a school.	Application complete, missing BOE fees to place on agenda for approval. Emailed district for fees on 1-13-25	Unknown
2	DD	City of Palmdale Annexation 2010-05	City of Palmdale	49.6 acres located adjacent to residential properties to the southwest, southeast, and separated by the Amargosa Creek to the north.	Notice of Filing sent 1-3-11 Incomplete filing: property tax transfer resolution, insufficient CEQA, unclear pre-zoning ordinance, approved map and geographic. Need to include DUC.	Unknown
3	DD	Reorganization No. 2014-03 to the City of Calabasas	City of Calabasas	176± acres immediately north of and adjacent to the 101 freeway between the City of Calabasas and Hidden Hills.	Notice of Filing sent 1-8-15, Incomplete filing: property tax transfer resolution and approved map and geographic.	Unknown
4	DD	Annexation No. 2015-10 to the City of Agoura Hills	City of Agoura Hills	117 acres uninhabited territory. Located northeast and southwest of Chesebro Road directly north of the Highway 101	Notice of Filing sent 11-3-15 Incomplete filing: property tax transfer resolution.	Unknown
5	DD	Reorganization No. 2016-01 to the Las Virgenes Municipal Water District	Las Virgenes Municipal Water District	Detachment from West Basin Municipal Water District, and annexation to the Las Virgenes Municipal Water District. Both districts require SOI amendments. The territory consists of 26 single-family homes, generally located south of Cairnloch Street, west of Summit Mountain Way, all within the City of Calabasas.	Notice of Filing sent 04-19-16 Incomplete filing: property tax transfer resolution, and map and geographic not approved.	Unknown
6	DD	Annexation No. 2017-09 to the Los Angeles Harbor Area Cemetery District	Los Angeles Harbor Area Cemetery District	Inhabited territory around Wilmington	Notice of Filing sent 6-10-17 Incomplete filing: property tax transfer resolution and approved map and geographic description	Unknown
7	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.	Unknown
8	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. City of Los Angeles is requiring additional documentation, emailed 1-21-25	Unknown
9	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.	Unknown
10	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.	Unknown

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
11	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
12	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
13	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
14	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).	Revised Notice of Filing Sent 01-07/25 Incomplete filing: property tax transfer resolution, map and geographic description.	12/20/2021	Unknown
15	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
16	DD	Detachment No. 2022-08 from Los Angeles County Waterworks District No. 36, Val Verde	Claremont Homes, Inc.	73 acres of uninhabited territory. The affected territory is located southwest corner of Mandolin Canyon Road and Sloan Canyon Road, all within unincorporated Los Angeles County (Castaic)	Received application packet 3-15-23 Notice of Filing sent 4-3-23 Incomplete filing: property tax transfer resolution	12/13/2022	Unknown
17	DD	Annexation No. 2023-01 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Robert Sarkissian	The application proposes to annex approximately 78.97± acres of uninhabited territory to the Los Angeles County Waterworks District No. 40, Antelope Valley. The affected territory is located southwest of the intersection of Blackbird Way and Lockheed Way, in the City of Palmdale.	Notice of Filing sent 2-15-23 incomplete filing: property tax transfer resolution, map and geographic description	2/15/2023	Unknown
18	AOB	Reorganization No. 2023-02 to the City of Monrovia (SOI Amendments for the City of Arcadia and the City of Monrovia, Detachment from the City of 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.	agenda - February 12, 2025	4/24/2023	Mar-2025
19	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.	agenda - February 12, 2025	5/31/2023	Mar-2025
20	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
21	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
22	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
23	AD	Annexation 445 to District no. 22	Los Angeles County Sanitation Districts	1.02 acres of uninhabited territory. The affected territory is located on the north side of Holt Avenue approximately 300 feet east of grand avenue, all within the City of West Covina.	Notice of Filing sent 07-18-23 Incomplete filing: property tax transfer resolution is missing.	6/21/2023	Unknown

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
24	AOB	Out-Of-Agency Service Agreement No. 2023-12 (Paradise Ranch Mobile Home Park)	Paradise Ranch, LLC	24 acres of uninhabited territory. The affected territory is located east of Interstate 5 Freeway at Templin Highway Exit, in the unincorporated territory of Castaic.	Incomplete filing: CEQA, map of the affected territory, statement from SCVWA indicating its willingness to continue to provide hauled water, and SCVWA to provide documentation of a threat to the health and safety of the affected residents	6/26/2023	Unknown
25	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
26	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
27	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
28	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1122	Los Angeles County Sanitation Districts	186.44 acres of uninhabited territory. The affected territory is located at the southern terminus of Mandolin Canyon Road, north and south of Canyon Hill Road/Sloan Canyon Road, and east of Valley Creek Road, all within Unincorporated Los Angeles County.	Agenda-August 14, 2024	6/28/2023	Sep-2024
29	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1129	Los Angeles County Sanitation Districts	0.81 acres of uninhabited territory. The affected territory is located on the south side of Violin Canyon Road approximately 650 southeast of Lake Hughes Road, all within unincorporated Los Angeles County.	awaiting CEQA clearance.	6/28/2023	Unknown
30	AOB	Annexation No. 2023-08 to the Resource Conservation District of the Santa Monica Mountains	Resource Conservation District of the Santa Monica Mountains	Acreage TBD. Inhabited territory. The affected territory to include the entire San Fernando Valley and the eastern Santa Monica Mountains (including Hollywood Hills and Griffith Park), the Verdugo Mountains and lower San Gabriel Foothills as far east as the Arroyo Seco, south through Northeast City of Los Angeles (including Elysian Park) to Downtown Los Angeles.	Notice of Filing TBD. Incomplete filing: property tax transfer resolution, CEQA, approved map and description.	6/29/2023	Unknown
31	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
32	DD	Formation No. 2023-11 of the Lower San Gabriel River Recreation and Park District	City of Pico Rivera	32,000 acres of inhabited territory. The affected territory is located along the San Gabriel River.	Notice of Filing 8-28-23 Incomplete filing: map, geographic description, auditors determination, plan for service	6/28/2023	Unknown
33	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
34	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 03-20-24	2/5/2024	Unknown
35	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

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
36	DD	Annexation No. 2022-09 to the City of San Gabriel	Alex Alvarez	21 acres of uninhabited territory. The affected territory is located west of Gladys Avenue between Las Tunas Dr and Live Oak Street, adjacent to the City of San Gabriel.	Notice of Filing sent 03-13-24 Incomplete filing; property tax transfer resolution, limiting address map and list, adequate CEQA.	3/13/2024	Unknown
37	AOB	Annexation No. 2024-05 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Family First Storage, LLC	10 acres of uninhabited territory. The affected territory is located north of W Avenue H and east of the Antelope Valley Freeway (SR-14), all within the City of Lancaster.	Notice of Filing sent 03-27-24 Incomplete filing; property tax transfer resolution, approved map and description, working on behalf of letter.	3/18/2024	Unknown
38	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
39	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
40	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
41	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
42	AD	Annexation 773 to District no. 21	Los Angeles County Sanitation Districts	1.08 acres of uninhabited territory. The affected territory is located on the north side of Alamosa Drive, approximately 800 feet east of Padua Avenue, all within the City of Claremont.	Notice of Filing sent 04-02-23 Incomplete filing; property tax transfer resolution is missing.	4/1/2024	Unknown
43	AD	Annexation 447 to District no. 14	Los Angeles County Sanitation Districts	78.37 acres of uninhabited territory. The affected territory is located on the south side of West Avenue M approximately 430 feet west of Sierra Highway, all within the City of Palmdale.	Notice of Filing sent 04-30-23 Incomplete filing; property tax transfer resolution is missing.	4/10/2024	Unknown
44	DD	Annexation 446 to District no. 22	Los Angeles County Sanitation Districts	1.26 acres of uninhabited territory. The affected territory is located on the north side of Golden Bough Drive approximately 200 feet east of Grand Avenue, all within the Unincorporated Los Angeles County.	Notice of Filing sent 04-30-23 Incomplete filing; property tax transfer resolution is missing.	4/15/2024	Unknown
45	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1130	Los Angeles County Sanitation Districts	1.5 acres of uninhabited territory. The affected territory is located on the south side of Soledad Canyon Road and north of State Route 14, all within the City of Santa Clarita.	Notice of Filing sent 04-30-23 Incomplete filing; property tax transfer resolution is missing.	4/15/2024	Unknown
46	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1133	Los Angeles County Sanitation Districts	15.47 acres of uninhabited territory. The affected territory is located north of Placerita Canyon Road, east of Aden Avenue, and west of Oakcreek Avenue, all within the City of Santa Clarita.	Notice of Filing sent 04-30-23 Incomplete filing; property tax transfer resolution is missing.	4/15/2024	Unknown
47		Annexation No. 2024-06 to the Los Angeles County Waterworks District No. 40, Antelope Valley	26 Global Infinity, LLC and Pacific Sierra Associates, LLC	20.19 acres of uninhabited territory. The affected territory consists of four (4) parcels, all located in the City of Lancaster. APNs: 3150-027-022 and 3150-027-026 (TTM 62484) are located at the southeast corner of 25th Street E and Nugent Street; and APNs: 3150-027-008 and 3150-027-025 (TTM 62485) are located at the southwest corner of 30th Street E and Nugent Street.	Notice of Filing sent 05-23-24. Incomplete filing; property tax transfer resolution, CEQA, approved map and description.	4/25/2024	Unknown
48	AOB	Annexation No. 2024-01 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Shayan Capital, LLC	38 acres of uninhabited territory. The affected territory consists of 7 parcels, all located in the City of Lancaster. APNs: 3150-024-008, 009, 019, 020, 021 are located at the northeast corner of 25th Street E and Lancaster Blvd. APNs 3150-003-001 and -002 are located at the intersection of 35th Street E and E Avenue I.	Notice of Filing sent 05-21-24. Incomplete filing; property tax transfer resolution, approved map and description.	5/14/2024	Unknown
49	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1120	Los Angeles County Sanitation Districts	0.985 acres of uninhabited territory. The affected territory is located northeast of Railroad Avenue and 13th Street, within the City of Santa Clarita.	Notice of Filing sent 05-28-24 Incomplete filing; property tax transfer resolution is missing.	5/16/2024	Unknown

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
50	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1131	Los Angeles County Sanitation Districts	0.46 acres of uninhabited territory. The affected territory is located east of Pine Street, south of Newhall Avenue, within the City of Santa Clarita.	Notice of Filing sent 05-28-24 Incomplete filing: property tax transfer resolution is missing.	5/16/2024	Unknown
51	AOB	Reorganization No. 2024-02 for Quartz Hill Water District and Los Angeles County Waterworks District No. 40, Antelope Valley (Detachment, Annexation, and Spheres of Influence Amendments for Quartz Hill Water District and Los Angeles County Waterworks District No. 40, Antelope Valley)	Quartz Hill Water District	1,240 acres of inhabited territory. The affected territory is located between W Avenue K-6 on the north to W Avenue M-12 on the south, 52nd Street W to the east and 80th St W on the west, within both the City of Lancaster and unincorporated County territory	Notice of Filing sent 08-06-24 Incomplete filing: property tax transfer resolution, approved map and geographic description, email from Waterworks indicating the district agrees with the reorganization, NOE receipt paid to Los Angeles County Registrar-Recorder/County Clerk	7/16/2024	Unknown
52	AD	Annexation 454 to District no. 14	Los Angeles County Sanitation Districts	40.56 acres of uninhabited territory. The affected territory is located on the southeast corner of Vista Sol Lane and 70th Street West, all within the City of Palmdale.	Notice of Filing sent 08-06-24 Incomplete filing: property tax transfer resolution is missing.	6/4/2024	Unknown
53	AOB	Annexation No. 2024-10 to the Los Angeles County Waterworks District No. 40, Antelope Valley (Desert Palms Mobile Home Park)	Park Avenue Asset Management	9.59 acres of inhabited territory. The affected territory is located at the northeast corner of East Avenue I and 25th Street East, all within the City of Lancaster.	Notice of Filing sent 08/26/24. Incomplete filing: property tax transfer resolution, approved map and description, NOE receipt.	8/7/2024	Unknown
54	AD	Annexation 448 to District no. 14	Los Angeles County Sanitation Districts	40.48 acres of uninhabited territory. The affected territory is located on the east side of 30th Street West approximately 350 feet south of Avenue F-8, all within the City of Lancaster.	Notice of Filing sent 09-16-24 Incomplete filing: property tax transfer resolution is missing.	9/3/2024	Unknown
55	AD	Annexation 450 to District no. 14	Los Angeles County Sanitation Districts	11.84 acres of uninhabited territory. The affected territory is located on the northwest corner of West Avenue L-8 and Division Street, all within the City of Lancaster.	Notice of Filing sent 09-16-24 Incomplete filing: property tax transfer resolution is missing.	9/3/2024	Unknown
56	AD	Annexation 452 to District no. 14	Los Angeles County Sanitation Districts	0.46 acres of uninhabited territory. The affected territory is located on the west side of 50th Street West approximately 158 feet north of West Avenue M-8, all within Unincorporated Los Angeles County.	Notice of Filing sent 09-16-24 Incomplete filing: property tax transfer resolution is missing.	9/3/2024	Unknown
57	AD	Annexation 453 to District no. 14	Los Angeles County Sanitation Districts	72.24 acres of uninhabited territory. The affected territory is located at the southwest corner of West Avenue G and State Route 14- Antelope Valley Freeway, all within the City of Lancaster.	Notice of Filing sent 09-16-24 Incomplete filing: property tax transfer resolution is missing.	9/3/2024	Unknown
58		Reorganization No. 2024-08 to the City of Lancaster	City of Lancaster	Reorganize approximately 7162.31± acres of uninhabited territory to the City of Lancaster. Portions of the affected territory will also be annexed to the Antelope Valley Mosquito and Vector Control District, Los Angeles County Waterworks District No. 40, Antelope Valley, and County Sanitation District No. 14 of Los Angeles County. The affected territory is generally located north of the intersection of State Route 14 and West Avenue G, adjacent to the City of Lancaster	Notice of Filing sent 09-11-24 Incomplete filing: property tax transfer resolution is missing, Adequate CEQA documentation, Pre-Zoning Ordinance, Limiting Addresses Map and Limiting Addresses List, two (2) copies,, Map showing 300' radius from the affected territory, Current landowner/registered voter labels within the affected territory plus a 300' radius of the affected territory, Limiting Addresses Map and Limiting Addresses List, two (2) copies; and Approved Map and Geographic Description.	8/24/2024	Unknown
59	AD	Annexation 59 to District no. 2	Los Angeles County Sanitation Districts	1.26 acres of uninhabited territory. The affected territory is located on the south side of Arkansas Street east of Alburis Avenue, all within the City of Artesia.	Notice of Filing sent 10-09-24 Incomplete filing: property tax transfer resolution is missing.	10/3/2024	unknown

		LAFCO Designation Number	Applicant	Description	Status	Date Filed	Est. Date of Completion
60	AD	Annexation 445 to District no. 14	Los Angeles County Sanitation Districts	125.64 acres of uninhabited territory. The affected territory is located on the southeast corner of Avenue F and 20th Street West, all within Unincorporated Los Angeles County.	Notice of Filing sent 10-09-24 Incomplete filing: property tax transfer resolution is missing.	10/3/2024	unknown
61	AD	Annexation 456 to District no. 14	Los Angeles County Sanitation Districts	78.6 acres of uninhabited territory. The affected territory is located on the west side of 70th Street West at the western terminus of Merlot Drive, all within the City of Palmdale.	Notice of Filing sent 11-07-24 Incomplete filing: property tax transfer resolution is missing.	11/4/2024	unknown
62	AD	Annexation 457 to District no. 15	Los Angeles County Sanitation Districts	20.05 acres of uninhabited territory. The affected territory is located southwest of the intersection at West Avenue J-8 and 65th Street West, all within the City of Lancaster.	Notice of Filing sent 11-07-24 Incomplete filing: property tax transfer resolution is missing.	11/4/2024	unknown
63	AD	Annexation 458 to District no. 16	Los Angeles County Sanitation Districts	10.05 acres of uninhabited territory. The affected territory is located north of West Avenue H approximately 1,006 feet east of 20th Street West, all within the City of Lancaster.	Notice of Filing sent 11-07-24 Incomplete filing: property tax transfer resolution is missing.	11/4/2024	unknown
64	AOB	Reorganization No. 2018-08 for the Compton Creek Mosquito Abatement District and the Greater Los Angeles County Vector Control District (Amendments to the Compton Creek Mosquito Abatement District and the Greater Los Angeles County Vector Control District Spheres of Influence; Detachment from the Greater Los Angeles County Vector Control District; and Annexation to the Compton Creek Mosquito Abatement District)	Compton Creek Mosquito Abatement District	1,246.794± acres (or 1.948 square miles) of inhabited territory. The affected territory is generally located west of the 710 Freeway and north of the 91 Freeway, within a portion of the City of Compton and portions of unincorporated territory.	Notice of Filing sent 12-19-24 Incomplete filing: property tax transfer resolution is missing.	12/17/2024	Unknown
65	AOB	Annexation No. 2024-11 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Equity Trust Company; Chu-Tau Pai Sun (NorthPoint Development filed on behalf of landowners)	30.11 acres of uninhabited territory. The affected territory is generally located west of the State Route 14 (Antelope Valley Freeway), north of Avenue G, and adjacent to 30th Street West, all within the City of Lancaster.	Notice of Filing sent 01-28-25 Incomplete filing: approved map and geographic description, CEQA, property tax transfer resolution is missing.	12/31/2024	Unknown
66	AD	Annexation 458 to District no. 16	Los Angeles County Sanitation Districts	4.6 acres of uninhabited territory. The affected territory is located north of West Avenue L4 approximately 371 feet west of Wall Street, all within the City of Lancaster.	Notice of Filing sent 01-16-25 Incomplete filing: property tax transfer resolution is missing.	1/7/2025	Unknown
67	AOB	Annexation No. 2025-01 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Hagai Rapaport, Prime 40 West, LLC (Civil Design and Drafting, Inc. filed on behalf landowner)	10 acres of uninhabited territory. The affected territory is located north of West Avenue I and west of 40th Street West, all within the City of Lancaster.	Notice of Filing sent TBD Incomplete filing: approved map and geographic description, CEQA, property tax transfer resolution is missing.	1/14/2025	Unknown

Staff Report

February 12, 2025

Agenda Item No. 6.e.

Executive Officer's Written Report

The Executive Officer reports the following:

- **Wildfire Impacts:** The Eaton and Palisades Fires adversely impacted several LAFCO employees. Despite inconveniences caused by an evacuation, evacuation warnings, power outages, downed trees, and road closures; there were no interruptions of services to the public, and the office remained open to the public during normal business hours.
- **Legislative Update:** Because the Legislature convened the 2025-2026 Legislative Session on Monday, January 6, 2025, there is no legislative update (typically Agenda Item No. 6.d.). The last day to introduce bills will be Friday, February 21, 2025. Given this schedule, the next legislative update will be on the March 12, 2025 Commission Meeting.

Staff Recommendation:

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

Staff Report

February 12, 2025

Agenda Item No. 6.g.i.

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

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

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

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

Annexation 2024-11 to Los Angeles County Waterworks District No. 40, Antelope Valley

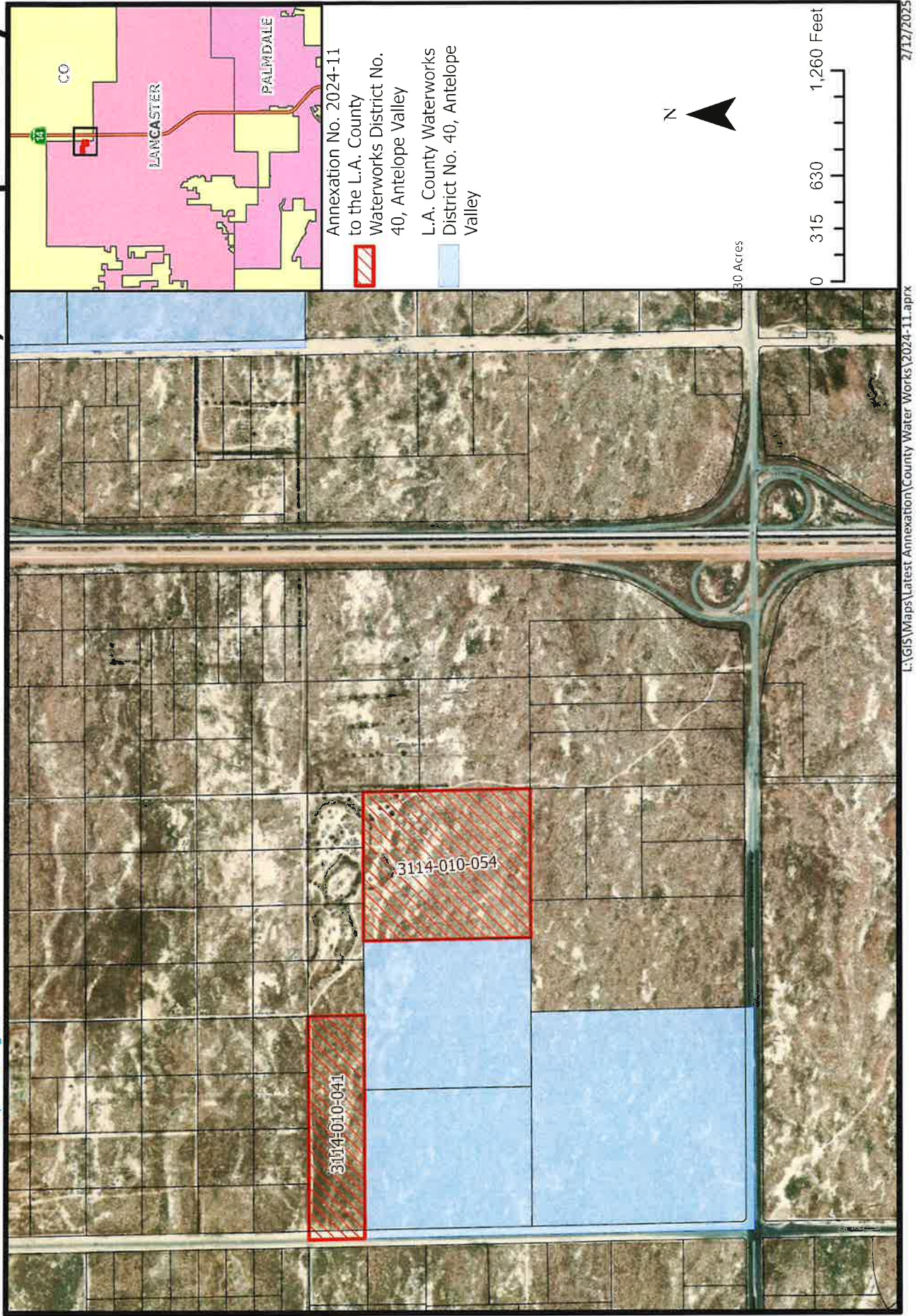
Description: NorthPoint Development filed an application on behalf of landowners, Equity Trust Company; and Chu-Tau Pai Sun, to annex 30± acres of vacant land to Los Angeles County Waterworks District No. 40, Antelope Valley. The project includes future construction of one (1) industrial warehouse building totaling 510,000 square feet.

Location: The project site is located within the Fox Field Commerce Center – East, located west of State Route 14 (Antelope Freeway), north of Avenue G, and adjacent to 30th Street West, in the City of Lancaster.

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

RECOMMENDED ACTION:

1. The Commission receive and file the information item.



Staff Report

February 12, 2025

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 Sections 56857(b) and (c).

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

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

Annexation 2025-01 to Los Angeles County Waterworks District No. 40, Antelope Valley

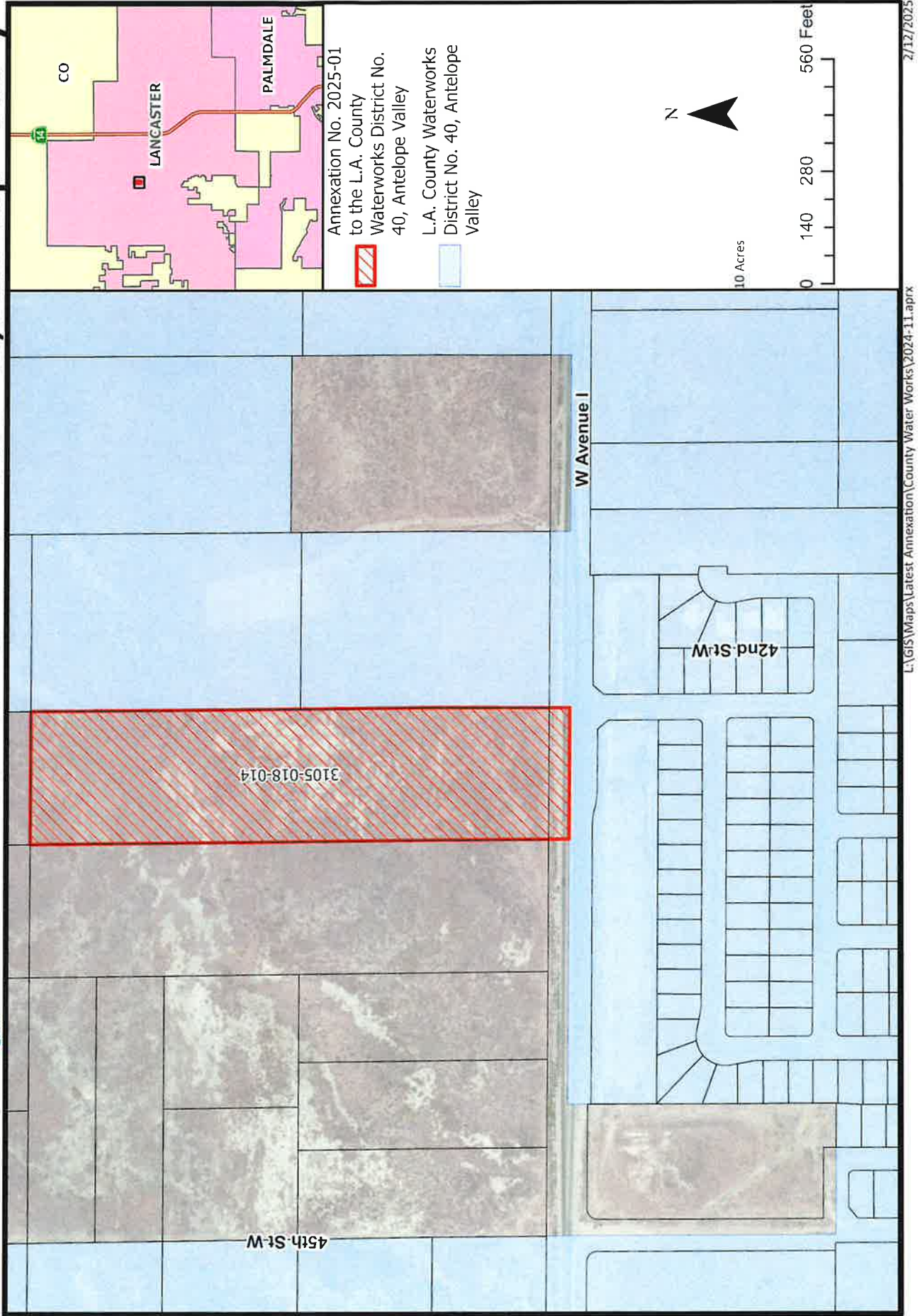
Description: Civil Design and Drafting, Inc, filed an application on behalf of the landowner, Hagai Rapaport, Prime 40 West, LLC, to annex 10± acres of vacant land to Los Angeles County Waterworks District No. 40, Antelope Valley.

Location: The project site is located north of West Avenue I and west of 40th Street West, in the City of Lancaster.

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

RECOMMENDED ACTION:

1. The Commission receive and file the information item.



Staff Report

February 12, 2025

Agenda Item No. 6.i.

Annexation No. 773 to the County Sanitation District No. 21 of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	1.08± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 21 of Los Angeles County (District)
Resolution:	February 28, 2024
Application Filed with LAFCO:	April 1, 2024
Certificate of Filing:	January 21, 2025
Location:	The affected territory is located on the north side of Alamosa Drive, approximately 800 feet east of Padua Avenue.
City/County:	City of Claremont (City).
Affected Territory:	The affected territory is residential. The territory consists of one (1) existing single-family home. The topography is flat.
Surrounding Territory:	Surrounding territory is residential.
Landowners/Real Party/ Parties of Interest:	Alamosa 1123 LLC
Registered Voters:	Two (2) registered voters as of November 8, 2023.
Purpose/Background:	For the District to provide off-site sewage disposal service.
Jurisdictional Changes:	The jurisdictional changes that result from this proposal include annexation to the County Sanitation District No. 21 of Los Angeles County.

Within SOI:	Yes. The affected territory is within the County Sanitation District No. 21 Sphere of Influence (SOI).
Waiver of Public Hearing:	Pursuant to Government Code § 56662(a), the Commission may waive notice and the public hearing for the annexation, because the proposal meets all of the following criteria: the affected territory is uninhabited; no affected local agency has submitted a written demand for notice and hearing within ten (10) days following the mailed notice; and all owners of land within the affected territory have given their written consent to the proposal. Staff has therefore agendized the Proposal on the Commission "Consent Item(s)" portion of the Agenda as Agenda Item 6.i.
California Environmental Quality Act (CEQA) Clearance:	The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation, and in its independent judgment on the record determines that the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning and the extension of services to the existing facilities would have the capacity to serve only the existing facilities. A Categorical Exemption was adopted by the County Sanitation District No. 21 of Los Angeles County, as lead agency, on February 28, 2024.
Additional Information:	None.

CERTIFICATE OF FILING

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

Upon reviewing the proposal for completeness, and pursuant to the requirements of Government Code § 56658, the Executive Officer issued the COF to the applicant on January 21, 2025. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, February 12, 2025.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668:

a. Affected population, territory and adjacent areas:

The existing population is five (5) residents as of November 8, 2023. The population density is 4.63 persons per acre.

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

The affected territory is 1.08+/- acres. The affected territory is residential. The territory consists of one (1) existing single-family home.

The assessed valuation is \$869,844 as of November 8, 2023.

The per capita assessed valuation is \$173,968.80.

On December 3, 2024, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a corresponding property tax transfer resolution.

The topography of the affected territory is flat.

The San Antonio Wash is approximately 1,500 feet east of the affected territory.

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

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

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

b. Governmental Services and Controls:

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

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

c. *Proposed Action and Alternative Actions:*

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

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

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

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

e. *Agricultural Lands:*

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

f. *Boundaries:*

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

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

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

(a) not included in any other county sanitation district, or other district formed for similar purposes, OR

(b) which is included in any district, which district is not, at the time of the proposed annexation, performing similar services in the area proposed to be annexed,

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

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

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

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

The affected territory in this proposed annexation is contiguous to the existing boundaries of the District, is not within the boundaries of a County Sanitation District, or is within the boundaries of a district not performing similar services, and the sanitation district board of directors find and determine that the additional territory will be benefited by annexation, therefore complying with the contiguity provisions of the County Sanitation District Act of 1923 (Health and Safety Code § 4830).

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

g. Regional Transportation Plan:

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

h. Consistency with Plans:

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

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

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

i. Sphere of Influence:

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

j. Comments from Public Agencies:

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

k. Ability to Provide Services:

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

l. Timely Availability of Water Supplies:

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

m. Regional Housing Needs:

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

n. Comments from Landowners, Voters, or Residents:

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

o. Land Use Designations

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

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

p. Environmental Justice:

The owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond. The proposal makes no

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

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

q. Hazard Mitigation Plan:

The City of Claremont Local Hazard Mitigation Plan (approved March 7, 2022) establishes the City's emergency policies and procedures in the event of a disaster and addresses allocation of resources and protection of the public in the event of an emergency.

The Safety Element of the General Plan for the City of Claremont (approved March 7, 2022) addresses reduction of the potential risk of death, injuries, and economic damages resulting from natural and man-made hazards.

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

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

a) District Annexation or City Detachment:

The proposed action involves a district annexation.

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

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

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

The proposed action does not involve a city detachment.

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

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

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

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

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

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

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

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

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

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

None.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

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

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

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

CONCLUSION:

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

RECOMMENDED ACTION:

1. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 773 to the County Sanitation District No. 21 of Los Angeles County.

**RESOLUTION NO. 2025-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 773 TO THE COUNTY SANITATION DISTRICT NO. 21
OF LOS ANGELES COUNTY"**

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

WHEREAS, the proposed annexation consists of approximately 1.08± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 773 to the County Sanitation District No. 21 of Los Angeles County"; and

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

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

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

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

WHEREAS, the Executive Officer set the item for consideration for February 12, 2025 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on February 12, 2025, this Commission considered the Proposal and the report of the Executive Officer.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation, and in its independent judgment on the record determines that the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning and the extension of services to the existing facilities would have the capacity to serve only the existing facilities.
2. Pursuant to Government Code § 56662(a), the Commission hereby finds and determines that:
 - a. The territory encompassed by the annexation is uninhabited; and
 - b. Pursuant to Government Code §§ 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected local agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

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

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

- 3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
- 4. The affected territory consists of 1.08± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 773 to the County Sanitation District No. 21 of Los Angeles County".

- 5. Annexation No. 773 to the County Sanitation District No. 21 of Los Angeles County is hereby approved, subject to the following terms and conditions:

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

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

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

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

- 6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 21 of Los Angeles County.
- 7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
- 8. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*
- 9. Pursuant to Government Code § 56883, the Executive Officer may make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

PASSED AND ADOPTED this 12th day of February 2025.

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. 773 to the County Sanitation District No. 21 of Los Angeles County



Staff Report

February 12, 2025

Agenda Item No. 6.j.

Annexation No. 445 to the County Sanitation District No. 22 of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	1.02± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 22 of Los Angeles County (District)
Resolution:	May 24, 2023
Application Filed with LAFCO:	June 21, 2023
Certificate of Filing:	January 21, 2025
Location:	The affected territory is located on the north side of Holt Avenue approximately 300 feet east of Grand Avenue.
City/County:	City of West Covina (City).
Affected Territory:	The affected territory is residential. The territory consists of one (1) proposed single-family home. The topography is flat.
Surrounding Territory:	Surrounding territory is residential.
Landowners/Real Party/ Parties of Interest:	Earl Kim and Julia Wing
Registered Voters:	Two (2) registered voters as of December 7, 2022.
Purpose/Background:	For the District to provide off-site sewage disposal service.
Jurisdictional Changes:	The jurisdictional changes that result from this proposal include annexation to the County Sanitation District No. 22 of Los Angeles County.

Within SOI:	Yes. The affected territory is within the County Sanitation District No. 22 Sphere of Influence (SOI).
Waiver of Public Hearing:	Pursuant to Government Code § 56662(a), the Commission may waive notice and the public hearing for the annexation, because the proposal meets all of the following criteria: the affected territory is uninhabited; no affected local agency has submitted a written demand for notice and hearing within ten (10) days following the mailed notice; and all owners of land within the affected territory have given their written consent to the proposal. Staff has therefore agendaized the Proposal on the Commission "Consent Item(s)" portion of the Agenda as Agenda Item 6.j.
California Environmental Quality Act (CEQA) Clearance:	The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation, and in its independent judgment on the record determines that the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(b) because the annexation consists of an individual small parcel of the minimum size for facilities exempted by Section 15303, New Construction or Conversion of Small Structures. A Categorical Exemption was adopted by the County Sanitation District No. 22 of Los Angeles County, as lead agency, on May 24, 2023.
Additional Information:	None.

CERTIFICATE OF FILING

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

Upon reviewing the proposal for completeness, and pursuant to the requirements of Government Code § 56658, the Executive Officer issued the COF to the applicant on January 21, 2025. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, February 12, 2025.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668:

a. Affected population, territory and adjacent areas:

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

The estimated future population is two (2) residents.

The affected territory is 1.02+/- acres. The affected territory is residential. The territory consists of one (1) proposed single-family home.

The assessed valuation is \$116,201 as of December 7, 2022.

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

On December 3, 2024, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a corresponding property tax transfer resolution.

The topography of the affected territory is flat.

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

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

The 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 no growth in the next ten years.

b. Governmental Services and Controls:

The affected territory will be developed to include one (1) proposed single-family home which requires organized governmental services. The affected territory will require governmental services indefinitely.

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

c. *Proposed Action and Alternative Actions:*

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

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

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

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

e. *Agricultural Lands:*

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

f. *Boundaries:*

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

The County Sanitation District No. 22 of Los Angeles County is a sanitation district. The proposed annexation to County Sanitation District No. 22 of Los Angeles County is therefore subject to the provisions of its principal act, which is the County Sanitation District Act of 1923, Health and Safety Code § 4700 et seq. Pursuant to Health and Safety Code § 4830:

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

(a) not included in any other county sanitation district, or other district formed for similar purposes, OR

(b) which is included in any district, which district is not, at the time of the proposed annexation, performing similar services in the area proposed to be annexed,

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

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

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

The affected territory in this proposed annexation is located in Los Angeles County, which is the same county in which the County Sanitation District No. 22 of Los Angeles County is located, and the proposal therefore complies with Health and Safety Code § 4830.

The affected territory in this proposed annexation is contiguous to the existing boundaries of the District, is not within the boundaries of a County Sanitation District, or is within the boundaries of a district not performing similar services, and the sanitation district board of directors find and determine that the additional territory will be benefited by annexation, therefore complying with the contiguity provisions of the County Sanitation District Act of 1923 (Health and Safety Code § 4830).

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

g. Regional Transportation Plan:

The Southern California 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 Interstate 10 Freeway (I-10), which is approximately 700 feet north from the affected territory.

h. Consistency with Plans:

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

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

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

i. Sphere of Influence:

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

j. Comments from Public Agencies:

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

k. Ability to Provide Services:

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

l. Timely Availability of Water Supplies:

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

m. Regional Housing Needs:

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

n. Comments from Landowners, Voters, or Residents:

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

o. Land Use Designations

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

The proposal is consistent with the existing City's zoning designation of Residential Agriculture (R-A/R-1-20,000).

p. Environmental Justice:

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

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

q. Hazard Mitigation Plan:

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

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

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

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

a) District Annexation or City Detachment:

The proposed action involves a district annexation.

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

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

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

The proposed action does not involve a city detachment.

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

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

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

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

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

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

REGIONAL GROWTH CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668.5:

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

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

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

None.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

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

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

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

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the County Sanitation District No. 22 of Los Angeles County which will be for the interest of landowners and/or present and/or future inhabitants within the District and within the annexation territory.

RECOMMENDED ACTION:

1. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 445 to the County Sanitation District No. 22 of Los Angeles County.

**RESOLUTION NO. 2025-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 445 TO THE COUNTY SANITATION DISTRICT NO. 22
OF LOS ANGELES COUNTY"**

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

WHEREAS, the proposed annexation consists of approximately 1.02± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 445 to the County Sanitation District No. 22 of Los Angeles County "; and

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

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

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

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

WHEREAS, the Executive Officer set the item for consideration for February 12, 2025 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on February 12, 2025, 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 1.02± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 445 to the County Sanitation District No. 22 of Los Angeles County".

5. Annexation No. 445 to the County Sanitation District No. 22 of Los Angeles County is hereby approved, subject to the following terms and conditions:

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

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

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

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

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

PASSED AND ADOPTED this 12th day of February 2025.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

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

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

LAFCO Annexation No. 445
Local Agency Formation Commission
for the County of Los Angeles

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



Staff Report

February 12, 2025

Agenda Item No. 6.k.

Annexation No. 1136 to the Santa Clarita Valley Sanitation District of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	0.22± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution:	February 20, 2024
Application Filed with LAFCO:	March 18, 2024
Certificate of Filing:	January 23, 2025
Location:	The affected territory is located on the east side of Scherzinger Lane approximately 150 feet south of Bonnie View Avenue.
City/County:	City of Santa Clarita.
Affected Territory:	The affected territory is in a residential area. The territory consists of one (1) existing single-family home. The topography is flat.
Surrounding Territory:	Surrounding territory is residential.
Landowners/Real Party/ Parties of Interest:	Hector Lopez
Registered Voters:	Zero (0) registered voters as of November 1, 2023.
Purpose/Background:	For the District to provide off-site sewage disposal service.
Jurisdictional Changes:	The jurisdictional changes that result from this proposal include annexation to the Santa Clarita Valley Sanitation District of Los Angeles County.

Within SOI:	Yes. The affected territory is within the Santa Clarita Valley Sanitation District SOI.
Waiver of Public Hearing:	Pursuant to Government Code § 56662(a), the Commission may waive notice and the public hearing for the annexation, because the proposal meets all of the following criteria: the affected territory is uninhabited; no affected local agency has submitted a written demand for notice and hearing within ten (10) days following the mailed notice; and all owners of land within the affected territory have given their written consent to the proposal. Staff has therefore agendized the Proposal on the Commission "Consent Item(s)" portion of the Agenda as Agenda Item 6.k.
California Environmental Quality Act (CEQA) Clearance:	The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096 with respect to the proposed annexation, and in its independent judgment on the record determines that the proposal is categorically exempt from CEQA pursuant to State CEQA Guidelines § 15319(a) because the annexation area consists of existing structures developed to the density allowed by the current zoning and the extension of services to the existing facilities would have the capacity to serve only the existing facilities. A Categorical Exemption was adopted by the Santa Clarita Valley Sanitation District of Los Angeles County, as lead agency, on February 20, 2024.
Additional Information:	None.

CERTIFICATE OF FILING

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

Upon reviewing the proposal for completeness, and pursuant to the requirements of Government Code § 56658, the Executive Officer issued the COF to the applicant on January 23, 2025. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, February 12, 2025.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668:

a. Affected population, territory and adjacent areas:

The existing population is three (3) residents as of November 1, 2023. The population density is 13.64 persons per acre.

The estimated future population is three (3) residents (no anticipated change).

The affected territory is 0.22+/- acres. The affected territory is residential. The territory consists of one (1) existing single-family home.

The assessed valuation is \$350,700 as of July 30, 2024.

The per capita assessed valuation is \$116,900.00.

On December 3, 2024, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a corresponding property tax transfer resolution.

The topography of the affected territory is flat.

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

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

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

b. Governmental Services and Controls:

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

The present cost and adequacy of governmental services and controls in the area are acceptable. With respect to sanitary sewage disposal, other than service provided by the

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

c. *Proposed Action and Alternative Actions:*

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

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

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

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

e. *Agricultural Lands:*

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

f. *Boundaries:*

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

The Santa Clarita Valley Sanitation District of Los Angeles County is a sanitation district. The proposed annexation to Santa Clarita Valley Sanitation District of Los Angeles County is therefore subject to the provisions of its principal act, which is the County Sanitation

District Act of 1923, Health and Safety Code § 4700 et seq. Pursuant to Health and Safety Code § 4830:

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

(a) not included in any other county sanitation district, or other district formed for similar purposes, OR

(b) which is included in any district, which district is not, at the time of the proposed annexation, performing similar services in the area proposed to be annexed,

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

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

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

The affected territory in this proposed annexation is located in Los Angeles County, which is the same county in which the Santa Clarita Valley Sanitation District of Los Angeles County is located, and the proposal therefore complies with Health and Safety Code § 4830.

The affected territory in this proposed annexation is contiguous to the existing boundaries of the District, is not within the boundaries of a County Sanitation District, or is within the boundaries of a district not performing similar services, and the sanitation district board of directors find and determine that the additional territory will be benefited by annexation, therefore complying with the contiguity provisions of the County Sanitation District Act of 1923 (Health and Safety Code § 4830).

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

g. Regional Transportation Plan:

The Southern California Associated Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080. The closest highway to the annexation is part of the RTP and SCS’s State Highway improved program. The closest highway in the RTP/SCS is the Sierra Highway, which is approximately 400 feet west of the affected territory.

h. Consistency with Plans:

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

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

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

i. Sphere of Influence:

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

j. Comments from Public Agencies:

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

k. Ability to Provide Services:

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

l. Timely Availability of Water Supplies:

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

m. Regional Housing Needs:

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

n. Comments from Landowners, Voters, or Residents:

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

o. Land Use Designations

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

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

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

q. Hazard Mitigation Plan:

The City of Santa Clarita Local Hazard Mitigation Plan (approved September 2021) establishes the City's emergency policies and procedures in the event of a disaster and addresses allocation of resources and protection of the public in the event of an emergency.

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

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

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

a) District Annexation or City Detachment:

The proposed action involves a district annexation.

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

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

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

The proposed action does not involve a city detachment.

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

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

(4) Any resolution raising objections to the action that may be filed by an affected agency:
No affected agency has filed a resolution raising objections to the proposed action.

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

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

REGIONAL GROWTH CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668.5:

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

Regional growth goals 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 serve only the existing facilities.

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

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

CONCLUSION:

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

RECOMMENDED ACTION:

1. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 1136 to the Santa Clarita Valley Sanitation District of Los Angeles County.

**RESOLUTION NO. 2025-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 1136 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 (City); and

WHEREAS, the proposed annexation consists of approximately 0.22± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1136 to the Santa Clarita Valley Sanitation District of Los Angeles County"; and

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

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

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

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

WHEREAS, the Executive Officer set the item for consideration for February 12, 2025 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on February 12, 2025, 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 the California Environmental Quality Act (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 serve only the existing facilities.
2. Pursuant to Government Code § 56662(a), the Commission hereby finds and determines that:
 - a. The territory encompassed by the annexation is uninhabited; and
 - b. Pursuant to Government Code §§ 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceedings for the proposed annexation, and no affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

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

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

- 3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
- 4. The affected territory consists of 0.22± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1136 to the Santa Clarita Valley Sanitation District of Los Angeles County".

- 5. Annexation No. 1136 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 in Government Code § 56895.
- d. All fees due to LAFCO, the County of Los Angeles (including, but not limited to, fees owed to the County Assessor and/or the Registrar-Recorder/County Clerk), and the State of California Board of Equalization; shall be paid by the Applicant, in full, prior to LAFCO's filing the Certificate of Completion. Failure to pay any and all fees due to LAFCO, the County of Los Angeles, and the State Board of Equalization, within one year of the Commission approval of this change of organization/reorganization, will result in the change of organization/reorganization being terminated pursuant to Government Code §57001 unless, prior to expiration of that year, the Commission authorizes an extension of time for that completion.
- e. The territory so annexed shall be subject to the payment of such service charges, assessments or taxes as may be legally imposed by the District.
- f. The regular County assessment roll shall be utilized by the District.
- g. The affected territory will be taxed for any existing general indebtedness, if any, of the District.
- h. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
- i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County

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

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

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

PASSED AND ADOPTED this 12th day of February 2025.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

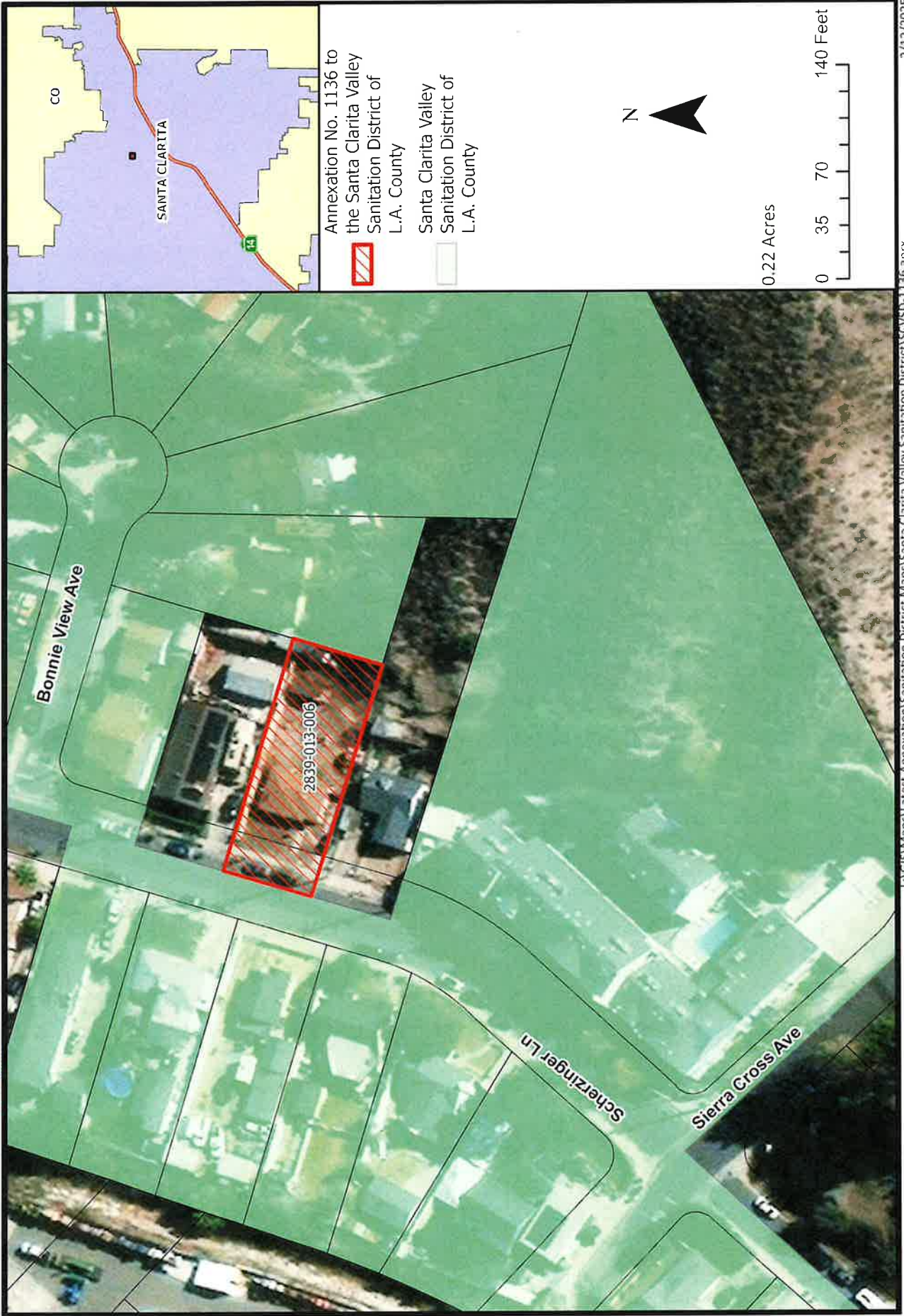
**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**

Paul A. Novak, AICP
Executive Officer

LAFCO

Local Agency Formation Commission
for the County of Los Angeles

Annexation No. 1136 to the Santa Clarita Valley Sanitation District of L.A. County



Staff Report

February 12, 2025

Agenda Item No. 7.a.

Reorganization No. 2023-02 to the City of Monrovia (Amendment to the City of Arcadia Spheres of Influence, Amendment to the City of Monrovia Sphere of Influence, Detachment from the City of Arcadia, and Annexation to the City of Monrovia)

PROPOSAL SUMMARY:

Size of Affected Territory:	0.49 ± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Elizabeth Kho
Petition:	April 24, 2023
Application Filed with LAFCO:	April 24, 2023
Certificate of Filing	December 5, 2024
Location:	The affected territory is located at the terminus of S 10 th Avenue and El Norte Avenue.
City/County:	City of Arcadia.
Affected Territory:	The affected territory currently consists of two (2) dwelling units located in the City of Arcadia (APN: 5780-019-011). A flood control drainage easement (Santa Anita Wash) is located west, at the rear, of the property. The topography is flat.
Surrounding Territory:	Residential land surrounds the affected territory.
Landowner/Real Party/ Parties of Interest	Jimmy and Elizabeth Kho
Registered Voters:	Three (3) registered voters as of June 15, 2024.
Purpose/Background:	The proposed development includes the construction of up to six (6) new dwelling units. Currently, three (3) parcels are split between the Cities of Arcadia and Monrovia: two

(2) vacant parcels (APNs: 5780-019-008 and 5780-019-010) are within the City of Monrovia; and one (1) parcel (APN: 5780-019-011) is within the City of Arcadia (developed with two (2) dwelling units proposed for demolition). Upon approval of this reorganization, APN: 5780-019-011 will be within the jurisdictional boundaries of the City of Monrovia to provide uniform zoning standards for the development.

Jurisdictional Changes:	The jurisdictional changes as a result of this reorganization include amendments to the City of Arcadia and the City of Monrovia SOIs; detachment from the City of Arcadia; and annexation to the City of Monrovia.
Within SOI:	The affected territory is within the City of Arcadia SOI boundaries. A concurrent SOI amendment is being processed with this application, for both the City of Arcadia SOI (Removal) and the City of Monrovia SOI (Addition).
Public Hearing:	Pursuant to Government Code § 56658(h), and upon issuing a Certificate of Filing, the Executive Officer set the proposal for public hearing and gave published notice thereof, within the required ninety (90) days.
Waiver of Protest Hearing	Pursuant to Government Code § 56663, the Commission may waive protest proceedings that would otherwise be required if all of the criteria therein have occurred.
California Environmental Quality Act (CEQA) Clearance:	The California Environmental Quality Act (CEQA) clearance is a Negative Declaration adopted by the City of Monrovia, as lead agency, on December 3, 2024. https://lalafo.org/wp-content/uploads/documents/ceqa-2025/2024/7.a. CEQA Reorganization 2023-02.pdf
Additional Information:	None.

CERTIFICATE OF FILING

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

Upon reviewing the proposal for completeness, and pursuant to the requirements of Government Code § 56658, the Executive Officer issued the COF to the applicant on December 5, 2024. In conjunction with the issuance of the COF, the Executive Officer set the public hearing date (for the proposed SOI amendments) as Wednesday, February 12, 2025.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668:

a. Affected population, territory and adjacent areas:

The existing population is five (5) residents as of December 16, 2024. The population density is 0.098 persons per acre.

The estimated future population is twenty (20) residents.

The affected territory is 0.49+/- acres. The subject territory consists of two (2) dwelling units which are proposed for demolition (APN: 5780-019-011) to allow for the proposed construction of up to six (6) new dwelling units within the three (3) parcels. Upon approval of this reorganization, APN: 5780-019-011 will be within the jurisdictional boundaries of the City of Monrovia and provide uniform zoning standards for the development.

The assessed valuation is \$1,186,056 as of December 16, 2024.

The per capita assessed valuation is \$237,211.

On June 25, 2024, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a corresponding property tax transfer resolution.

The topography of the affected territory is flat.

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

There is a flood control drainage easement (Santa Anita Wash) located westerly, at the rear, adjacent to the proposed construction.

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 is proposed for the construction of up to six (6) new dwelling units which require organized governmental services. The affected territory will require governmental services indefinitely.

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

Municipal Services	Current Service Provider	Proposed Service Provider
Animal Control	Pasadena Humane Society/SPCA	Same
Fire and Emergency Medical	City of Arcadia	City of Monrovia
Flood Control	Los Angeles County Flood Control District	Same
Library	City of Arcadia	City of Monrovia
Mosquito & Vector Control	San Gabriel Valley Mosquito and Vector Control District	Same
Park and Recreation	City of Arcadia	City of Monrovia
Planning	City of Arcadia	City of Monrovia
Police Protection	City of Arcadia	City of Monrovia
Road Maintenance	City of Arcadia	City of Monrovia
Solid Waste	Private Hauler under franchise to the City of Arcadia	Private Hauler under franchise to the City of Monrovia
Street Lighting	City of Arcadia	City of Monrovia
Water	City of Arcadia	City of Monrovia
Wastewater	County Sanitation District No. 15 of Los Angeles County	Same

The County, districts, and private purveyors will continue to provide flood control, mosquito and vector control, solid waste, wastewater services and the Pasadena Humane Society will continue to provide animal control services.

Upon approval of the reorganization request, the City of Monrovia will provide fire and emergency, library, park and recreation, planning, police protection, road maintenance, and street lighting, water as well as solid waste services directly or through contracts. The City will continue to provide adequate services and maintain current service levels. Enhanced service levels may be financed through city general fund revenues and/or developer fees.

Upon approval of the reorganization, the County will continue to provide flood control services. The County and special districts will continue to provide adequate services and maintain current service levels.

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

c. *Proposed Action and Alternative Actions:*

The proposed development includes the construction of up to six (6) new dwelling units on three (3) existing parcels which will have a modest effect on adjacent areas. The proposed action will have no effect on mutual social and economic interests. The proposal has no impact on the governmental structure of the County.

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

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

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

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

e. *Agricultural Lands:*

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

f. *Boundaries:*

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

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

The proposal does not create islands or corridors of unincorporated territory

g. *Regional Transportation Plan:*

The Southern California Associated Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080. The closest highway to the reorganization is part of the RTP and SCS's State Highway improved program. The closest highway in the RTP/SCS is the Interstate 210 Freeway (Foothill Freeway), which is approximately 0.53 miles from the affected territory.

h. *Consistency with Plans:*

The proposal is consistent with the existing City of Monrovia General Plan designation of RM 4000 (Residential Medium Residential) that allows for the construction of up to 17.4 dwelling units per acre and P/QP (Public/Quasi-Public) which is undevelopable land (flood control drainage easement, Santa Anita Wash).

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

Pursuant to the requirements of Government Code § 56375(a)(7), Pre-Zoning Ordinance Nos. 2024-57 and 2024-10 were adopted by the City of Monrovia City Council on December 3, 2024. The pre-zoning designation of the affected territory is consistent with the City of Monrovia General Plan.

i. *Sphere of Influence:*

The affected territory is not within the Sphere of Influence of the City of Monrovia, but concurrent Spheres of Influence Amendments for the City of Arcadia and the City of Monrovia are being processed with this application.

j. *Comments from Public Agencies:*

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

k. *Ability to Provide Services:*

The City of Monrovia currently provides municipal services to 13.73 square miles of service territory. The reorganization would add 0.49 acres to its service area. The City of Monrovia indicated that it has the ability to provide service to the affected territory once the reorganization is complete.

l. *Timely Availability of Water Supplies:*

The City of Monrovia has determined that sufficient municipal water supplies are available to serve the development of up to six (6) dwelling units anticipated in the City of Monrovia's General Plan, as indicated in the Negative Declaration.

m. *Regional Housing Needs:*

The proposed reorganization will have no impact on the achievement of fair share of regional housing needs of the City of Arcadia and the City Monrovia due to the size of the

reorganization. The two (2) cities agreed to a Regional Housing Needs Assessment (RHNA) allocation transfer of zero (0) units between the Cities.

n. Comments from Landowners, Voters, or Residents:

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

o. Land Use Designations

The proposal is consistent with the existing City of Monrovia's General Plan designation of Residential Medium 4000 (Residential Medium Residential) that allows for the construction of up to 17.4 dwelling units per acre and P/QP (Public/Quasi-Public) undevelopable land.

The proposal is consistent with the existing City of Monrovia zoning designation of Residential Medium 4000 (Residential Medium Density) that allows for the development of up to one (1) dwelling unit per 4,000 square feet and P/QP (Public/Quasi-Public), a flood control drainage easement (Santa Anita Wash) is located west of the property.

Pursuant to the requirements of Government Code § 56375(a)(7), Pre-Zoning Ordinance Nos. 2024-57 and 2024-10 were adopted by the City of Monrovia City Council on December 3, 2024. The Pre-zoning designation of the affected territory is consistent with the City of Monrovia General Plan.

p. Environmental Justice:

The proposal makes no representations on exclusions of peoples of any race, culture, income and/or national origins with respect to the location of public facilities and public services, to ensure a healthy environment for all people such that the effects of the pollution are not disproportionately borne by any particular populations or communities.

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

q. Hazard Mitigation Plan:

The City of Monrovia's Vulnerability Assessment: Resiliency, Climate Adaption, and Wildfire (September 28, 2021) establishes the City's emergency policies and procedures in the event of a disaster and addresses allocation of resources and protection of the public in the event of an emergency.

The Safety Element of the General Plan for the City of Monrovia (update approved November 1, 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 does not include a district annexation. Because the reorganization does include a city detachment, Government Code Section 56668.3 applies.

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

N/A (this is not a district annexation).

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

The proposed action will be in the interest of the landowners (the applicant) and/or present and/or future inhabitants within the city and within the affected territory.

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

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

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

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

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

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

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

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

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

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

None.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The CEQA clearance is a Negative Declaration (ND) adopted by the City of Monrovia, as lead agency, on December 3, 2024. The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096.

PUBLIC HEARING NOTICE:

Mailed Notice: LAFCO is required to provide notice of the public hearing to “landowners and registered voters within the affected territory” of the affected territory pursuant to Government Code § 56157(d) and (f); notice “shall be sent first class and deposited, postage prepaid, in the United States mails” pursuant to Government Code § 56155; and notice “shall be mailed at least 21 days prior to the date specified in the notice for hearing” pursuant to Government Code § 56156. LAFCO is also required to provide mailed notice of the public hearing to “each affected local agency, or affected county, and to any interested party who has filed a written request” pursuant to Government Code § 56427. The required notices were mailed November 21, 2024.

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 November 21, 2024.

All requirements for the public hearing notice have been satisfied.

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

Pursuant to Government Code § 56662(a), the Commission may make determinations upon the proposed reorganization consisting solely of both annexation and a detachment 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 reorganization. Based thereon, the Commission may make determinations on the proposed reorganization without notice and hearing, and the Commission may waive protest proceedings.

PUBLIC HEARING REQUIREMENT FOR SOI AMENDMENT(S):

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

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

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

1. Present and Planned Land Uses in the Area:

The present land use is Low Density Residential with up to (4) to six (6) dwelling units per acre (City of Arcadia General Plan).

The future planned land use is Residential Medium Residential that allows for the development of up to 17.4 dwelling units per acres and P/QP (Public/Quasi-Public) which is undevelopable land (flood control drainage easement, Santa Anita Wash) (City of Monrovia General Plan). The proposed development includes the construction of up to six (6) new dwelling units on approximately 0.79 acres of land for the entire project.

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

The affected territory is currently located within the City of Arcadia.

The County, districts, and private purveyors will continue to provide flood control, mosquito and vector control, solid waste, wastewater services and the Pasadena Humane Society will continue to provide animal control services.

Upon approval of the reorganization request, the City of Monrovia will provide fire and emergency, library, park and recreation, planning, police protection, road maintenance, and street lighting, water as well as solid waste services directly or through contracts. The City will continue to provide adequate services and maintain current service levels. Enhanced service levels may be financed through city general fund revenues and/or developer fees.

Upon approval of the reorganization, the County will continue to provide flood control services. The County and special districts will continue to provide adequate services and maintain current service levels.

The proposed development within the affected territory includes the construction of up to six (6) new dwelling units which would require organized governmental services. The affected territory will require governmental facilities and services indefinitely.

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

The City of Monrovia has adequate capacity and infrastructure to meet current demands.

The City of Monrovia has planned improvements to accommodate the development of up to six (6) dwelling units.

4. *Social or Economic Communities of Interest:*

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

5. *Disadvantaged Unincorporated Communities:*

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

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

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

Municipal Service Reviews (MSRs) for the City of Arcadia and the City of Monrovia were completed during the Commission's initial round of service reviews. Since this reorganization is not expected to impact the overall comprehensive services of the affected cities due to its size, an MSR is not being required for the current spheres of influence amendments for the Cities of Arcadia and Monrovia. At this time, the existing MSR is sufficient to fulfill the requirements of Government Code § 56430 for these sphere amendments.

CONCLUSION:

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

RECOMMENDED ACTION:

1. Open the public hearing on the SOI amendments for both the City of Arcadia and the City of Monrovia and receive testimony; and
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 Reorganization No. 2023-02 to the City of Monrovia (Amendments to the City of Arcadia and the City of Monrovia Spheres of Influence, Detachment from the City of Arcadia, and Annexation to the City of Monrovia).

**RESOLUTION NO. 2025-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"REORGANIZATION NO. 2023-02 TO THE CITY OF MONROVIA (AMENDMENTS TO THE CITY OF
ARCADIA AND THE CITY OF MONROVIA SPHERES OF INFLUENCE (SOIs), DETACHMENT FROM
THE CITY OF ARCADIA, AND ANNEXATION TO THE CITY OF MONROVIA)**

WHEREAS, Elizabeth and Jimmy Kho ("landowner" and "Applicant") submitted a petition for proceedings to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with § 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for reorganization of territory herein described to the City of Monrovia, and detachment of said territory from the City of Arcadia, all within the County of Los Angeles (County); and

WHEREAS, the proposed reorganization consists of approximately 0.49± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Reorganization No. 2023-02 to the City of Monrovia"; 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 reorganization as set forth in the Proposal to LAFCO is for the construction of up to six (6) new dwelling units to be within one sole jurisdiction. Currently, three (3) parcels are split between the Cities of Arcadia and Monrovia: two (2) vacant parcels (APNs: 5780-019-008 and 5780-019-010) are within the City of Monrovia and one (1) parcel (APN: 5780-019-011) is within the City of Arcadia (developed with two (2) dwelling units proposed for demolition). Upon approval of this reorganization, APN: 5780-019-

011 will be within the jurisdictional boundaries of the City of Monrovia to provide uniform zoning standards for the development; and

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

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

WHEREAS, the Executive Officer set the item for consideration for February 12, 2025, at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012; and

WHEREAS, on February 12, 2025, this Commission considered the Proposal and the report of the Executive Officer; and

WHEREAS, even though a public hearing is not required for the Proposal, a public hearing is nevertheless required for the proposed Spheres of Influence (SOIs) amendments for both the City of Arcadia and the City of Monrovia, pursuant to Government Code § 56427; and

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

publication; and

WHEREAS, on February 12, 2025, after being duly and properly noticed, this proposed SOI amendments for the City of Arcadia and the City of Monrovia came on for hearing, at which time this Commission heard and received all oral and written testimony, objections, and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer; and

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Reorganization No. 2023-02 to the City of Monrovia, pursuant to State CEQA Guidelines § 15096, the Commission considered the Negative Declaration prepared by the City of Monrovia, as lead agency, on December 3, 2024, together with any comments received during the public review process; and certifies that the Commission has independently reviewed and considered and reached its own conclusions regarding the environmental effects of the Commission's approvals related to the proposed project as shown in the Negative Declaration.
2. Pursuant to Government Code § 56662(a), the Commission hereby finds and determines that:
 - a. The territory encompassed by the reorganization is uninhabited; and
 - b. Pursuant to Government Code §§ 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceedings for the proposed reorganization, and no

affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

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

Based thereon, pursuant to Government Code § 56662(a), the Commission may make determinations upon the proposed reorganization proposal without notice and hearing and may waive protest proceedings relative to the proposed reorganization.

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

3. The Commission hereby amends the Spheres of Influence of the City of Arcadia and the City of Monrovia so as to exclude the subject territory described in Exhibit "A" and "B" from the City of Arcadia, and include the subject territory described in Exhibit "A" and "B" within the City of Monrovia and makes the following determinations in accordance with Government Code § 56425(e):

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

The present land use is Low Density Residential with up to four (4) to six (6) dwelling units per acre (City of Arcadia General Plan).

The future planned land use of the territory is RM 4000 (Residential Medium Residential) which allows for the construction of up to 17.4 dwelling units per acre and P/QP (Public/Quasi-Public) which is undevelopable land (flood control

drainage easement, Santa Anita Wash) (City of Monrovia General Plan). The proposed development includes the construction of up to six (6) new dwelling units on approximately 0.79 acres of land for the entire project.

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

The affected territory is located within the City of Arcadia and receives general government services, including land use planning and regulation, law enforcement, fire protection, road maintenance and other services from the City of Arcadia and other special districts. The proposed development includes the construction of up to six (6) new dwelling units and will require these services indefinitely.

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

The City of Monrovia has adequate capacity and infrastructure to meet current demands. The City has planned improvements to accommodate the construction of up to six (6) new dwelling units.

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

There are no significant social or economic communities of interest within the subject territory.

(5) Disadvantaged Unincorporated Communities:

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory.

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 0.49± acres, is uninhabited, and is assigned the following short form designation:

"Reorganization No. 2023-02 to the City of Monrovia".

6. Reorganization No. 2023-02 to the City of Monrovia is hereby approved, subject to the following terms and conditions:
 - a. Elizabeth and Jimmy Kho agree 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 reorganization 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 City of Monrovia.
- f. The regular County assessment roll shall be utilized by the City of Monrovia.
- g. The affected territory will be taxed for any existing general indebtedness, if any, of the City of Monrovia.
- h. Reorganization of the affected territory described in Exhibits "A" and "B" to the City of the Monrovia.
- i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.
- j. Detachment of the affected territory from the City of Arcadia.
- k. Withdrawal of affected territory from the City of Arcadia.

- I. Upon the effective date of the reorganization, all right, title, and interest of the City of Arcadia, including but not limited to, the underlying fee title or easement where owned by the City of Arcadia, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City of Monrovia.
- m. Upon the effective date of the reorganization, the City of Monrovia shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the City of Arcadia: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.
- n. Upon the effective date of the reorganization, the City of Monrovia shall do the following: (1) assume ownership and maintenance responsibilities for all drainage devices, storm drains and culverts, storm drain catch basins, appurtenant facilities (except regional Los Angeles County Flood Control District (LACFCD) facilities for which LACFCD has a recorded fee or easement interest

and which have been accepted into the LACFCD system), site drainage, and all master plan storm drain facilities that are within the annexation area and are currently owned, operated and maintained by the County ; (2) accept and adopt the County of Los Angeles Master Plan of Drainage (MPD), if any, which is in effect for the annexation area. Los Angeles County Department of Public Works Department (LACDPW) should be contacted to provide any MPD which may be in effect for the annexation area. Deviations from the MPD shall be submitted to the Chief Engineer of LACFCD/Director of LACDPW for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts to LACFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACDPW, for review and comment.

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

7. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" detached from the City of Arcadia and annexed to the City of Monrovia.

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

PASSED AND ADOPTED this 12th day of February 2025.

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**

RESOLUTION NO. 2025-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"REORGANIZATION NO. 2023-02 TO THE CITY OF MONROVIA (AMENDMENTS TO THE CITY OF
ARCADIA AND THE CITY OF MONROVIA SPHERES OF INFLUENCE (SOIs), DETACHMENT FROM
THE CITY OF ARCADIA, AND ANNEXATION TO THE CITY OF MONROVIA)

WHEREAS, Elizabeth and Jimmy Kho ("landowner" and "Applicant") submitted a petition for proceedings to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with § 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for reorganization of territory herein described to the City of Monrovia, and detachment of said territory from the City of Arcadia, all within the County of Los Angeles (County); and

WHEREAS, the proposed reorganization consists of approximately 0.49± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Reorganization No. 2023-02 to the City of Monrovia"; 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 reorganization as set forth in the Proposal to LAFCO is for the construction of up to six (6) new dwelling units to be within one sole jurisdiction. Currently, three (3) parcels are split between the Cities of Arcadia and Monrovia: two (2) vacant parcels (APNs: 5780-019-008 and 5780-019-010) are within the City of Monrovia and one (1) parcel (APN: 5780-019-011) is within the City of Arcadia (developed with two (2) dwelling units proposed for demolition). Upon approval of this reorganization, APN: 5780-019-

011 will be within the jurisdictional boundaries of the City of Monrovia to provide uniform zoning standards for the development; and

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

WHEREAS, the Commission has determined that the proposed reorganization consisting solely of both an annexation and a detachment ("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 January 8, 2025 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 January 8, 2025, this Commission considered the Proposal and the report of the Executive Officer; and

WHEREAS, even though a public hearing is not required for the Proposal, a public hearing is nevertheless required for the proposed Spheres of Influence (SOIs) amendments for both the City of Arcadia and the City of Monrovia, pursuant to Government Code § 56427; and

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

publication; and

WHEREAS, on January 8, 2025, after being duly and properly noticed, this proposed SOI amendments for the City of Arcadia and the City of Monrovia came on for hearing, at which time this Commission heard and received all oral and written testimony, objections, and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer; and

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Reorganization No. 2023-02 to the City of Monrovia, pursuant to State CEQA Guidelines § 15096, the Commission considered the Negative Declaration prepared by the City of Monrovia, as lead agency, on December 3, 2024, together with any comments received during the public review process; and certifies that the Commission has independently reviewed and considered and reached its own conclusions regarding the environmental effects of the Commission's approvals related to the proposed project as shown in the Negative Declaration.
2. Pursuant to Government Code § 56662(a), the Commission hereby finds and determines that:
 - a. The territory encompassed by the reorganization is uninhabited; and
 - b. Pursuant to Government Code §§ 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected agency of the application to initiate proceedings for the proposed reorganization, and no

affected local agency has submitted a written demand for notice and hearing during the 10-day period following the notice; and

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

Based thereon, pursuant to Government Code § 56662(a), the Commission may make determinations upon the proposed reorganization proposal without notice and hearing and may waive protest proceedings relative to the proposed reorganization.

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

3. The Commission hereby amends the Spheres of Influence of the City of Arcadia and the City of Monrovia so as to exclude the subject territory described in Exhibit "A" and "B" from the City of Arcadia, and include the subject territory described in Exhibit "A" and "B" within the City of Monrovia and makes the following determinations in accordance with Government Code § 56425(e):

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

The present land use is Low Density Residential with up to four (4) to six (6) dwelling units per acre (City of Arcadia General Plan).

The future planned land use of the territory is RM 4000 (Residential Medium Residential) which allows for the construction of up to 17.4 dwelling units per acre and P/QP (Public/Quasi-Public) which is undevelopable land (flood control

drainage easement, Santa Anita Wash) (City of Monrovia General Plan). The proposed development includes the construction of up to six (6) new dwelling units on approximately 0.79 acres of land for the entire project.

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

The affected territory is located within the City of Arcadia and receives general government services, including land use planning and regulation, law enforcement, fire protection, road maintenance and other services from the City of Arcadia and other special districts. The proposed development includes the construction of up to six (6) new dwelling units and will require these services indefinitely.

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

The City of Monrovia has adequate capacity and infrastructure to meet current demands. The City has planned improvements to accommodate the construction of up to six (6) new dwelling units.

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

There are no significant social or economic communities of interest within the subject territory.

(5) Disadvantaged Unincorporated Communities:

There are no Disadvantaged Unincorporated Communities (DUCs) within or adjacent to the affected territory.

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 0.49± acres, is uninhabited, and is assigned the following short form designation:

"Reorganization No. 2023-02 to the City of Monrovia".

6. Reorganization No. 2023-02 to the City of Monrovia is hereby approved, subject to the following terms and conditions:
 - a. Elizabeth and Jimmy Kho agree 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 reorganization 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 City of Monrovia.
- f. The regular County assessment roll shall be utilized by the City of Monrovia.
- g. The affected territory will be taxed for any existing general indebtedness, if any, of the City of Monrovia.
- h. Reorganization of the affected territory described in Exhibits "A" and "B" to the City of the Monrovia.
- i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.
- j. Detachment of the affected territory from the City of Arcadia.
- k. Withdrawal of affected territory from the City of Arcadia.

- l. Upon the effective date of the reorganization, all right, title, and interest of the City of Arcadia, including but not limited to, the underlying fee title or easement where owned by the City of Arcadia, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City of Monrovia.
- m. Upon the effective date of the reorganization, the City of Monrovia shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the City of Arcadia: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.
- n. Upon the effective date of the reorganization, the City of Monrovia shall do the following: (1) assume ownership and maintenance responsibilities for all drainage devices, storm drains and culverts, storm drain catch basins, appurtenant facilities (except regional Los Angeles County Flood Control District (LACFCD) facilities for which LACFCD has a recorded fee or easement interest

and which have been accepted into the LACFCD system), site drainage, and all master plan storm drain facilities that are within the annexation area and are currently owned, operated and maintained by the County ; (2) accept and adopt the County of Los Angeles Master Plan of Drainage (MPD), if any, which is in effect for the annexation area. Los Angeles County Department of Public Works Department (LACDPW) should be contacted to provide any MPD which may be in effect for the annexation area. Deviations from the MPD shall be submitted to the Chief Engineer of LACFCD/Director of LACDPW for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts to LACFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACDPW, for review and comment.

- o. Except to the extent in conflict with "a" through "n", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this reorganization.
- 7. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" detached from the City of Arcadia and annexed to the City of Monrovia.

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

PASSED AND ADOPTED this 8th day of January 2025.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

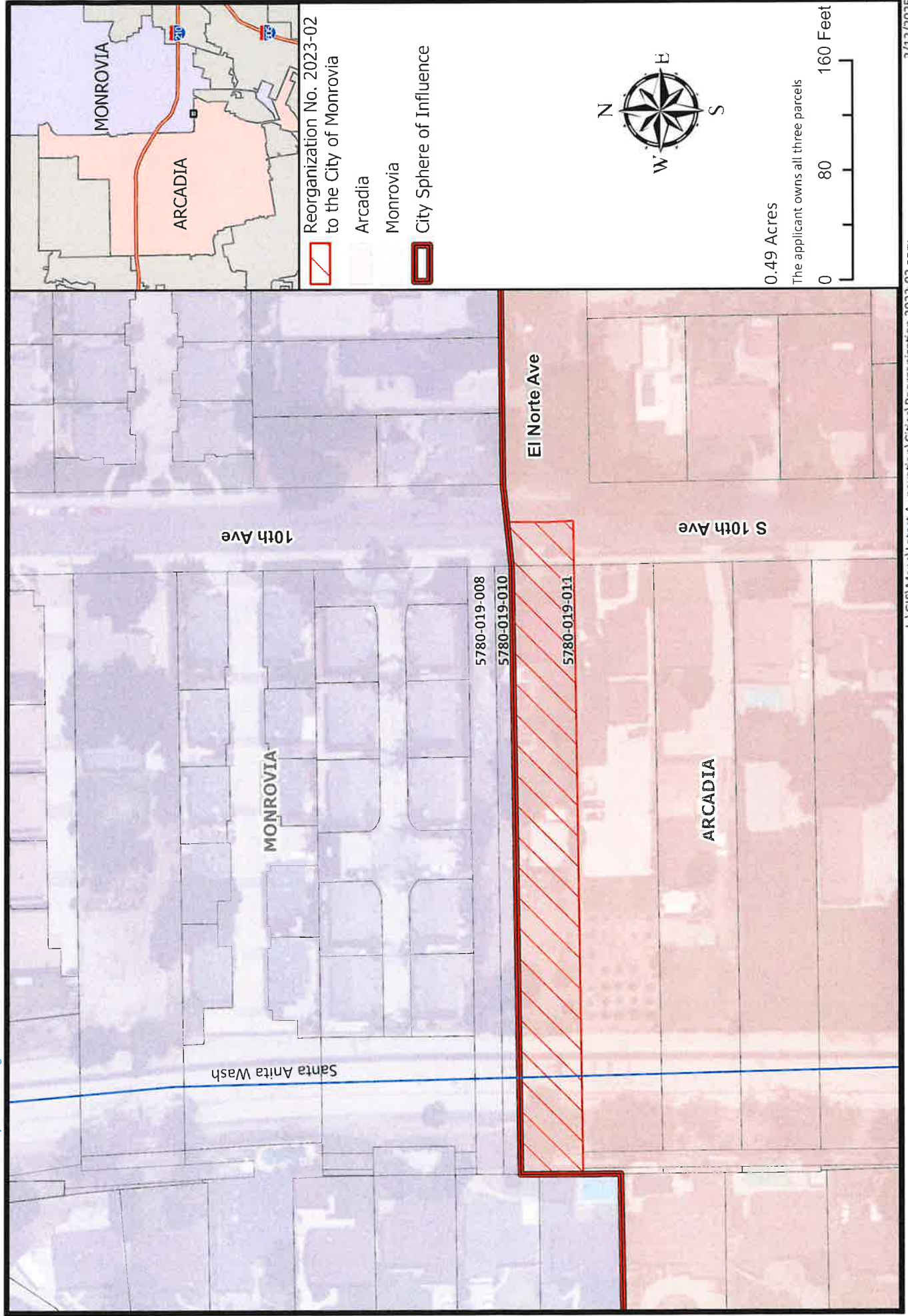
MOTION PASSES: 0/0/0

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

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

Reorganization No. 2023-02 to The City of Monrovia

(Amendment to the City of Arcadia Sphere of Influence, Detachment from the City of Arcadia, and Annexation to the City of Monrovia)



Staff Report

February 12, 2025

Agenda Item No. 7.b.

Annexation No. 2023-07 to the City of Duarte, Amendment to the City of Bradbury and the City of Duarte Spheres of Influence (continued)

PROPOSAL SUMMARY:

Size of Affected Territory:	19.02± acres
Inhabited/Uninhabited:	Inhabited
Applicant:	HumanGood SoCal
Petition:	May 30, 2023
Application Filed with LAFCO:	May 30, 2023
Certificate of Filing	December 9, 2024
Location:	The affected territory is located north of Royal Oaks Drive between Braewood Drive and Woodlyn Lane.
City/County:	Los Angeles County unincorporated territory adjacent to the City of Duarte (City).
Affected Territory:	The affected territory consists of a multi-family retirement residential community, and the topography is flat.
Surrounding Territory:	Single-family residential surrounds the affected territory on all four sides.
Landowner/Real Party/ Parties of Interest:	HumanGood SoCal Andrew Smith, Executive Director 1900 Huntington Dr Duarte, CA 91010:
Registered Voters:	260 registered voters as of November 6, 2024.
Purpose/Background:	The landowner indicates that the quality of services provided by the City of Duarte and the desire for local

government representation are the reasons for the annexation.

Jurisdictional Changes:	The jurisdictional changes that result from this proposal include amendment to the Cities of Bradbury and Duarte Spheres of Influence (SOI); annexation to the City of Duarte; and withdrawal from County Road District No. 5.
Within SOI:	No, a concurrent SOI amendment is being processed with this application, and this amendment will exclude the affected territory from the City of Bradbury SOI and include the affected territory into the City of Duarte SOI.
Public Hearing:	Pursuant to Government Code § 56658(h), and upon issuing a Certificate of Filing, the Executive Officer set the proposal for public hearing and gave published notice thereof, within the required ninety (90) days.
Waiver of Protest Hearing	Pursuant to Government Code § 56663, the Commission may waive protest proceedings that would otherwise be required if all of the criteria therein have occurred.
California Environmental Quality Act (CEQA) Clearance:	The California Environmental Quality Act (CEQA) clearance is a Negative Declaration adopted by the City of Duarte, as lead agency, October 8, 2024. https://lalafco.org/wp-content/uploads/documents/ceqa-2025/2024/7.b. CEQA 2023-07.pdf .
Additional Information:	This proposal includes the affected territory of both the Royal Oaks retirement community as well as .66± acres of Royal Oaks Drive North (publicly-owned right-of-way), which the latter being the affected territory of Annexation No. 2021-10 to the City of Bradbury. The City of Bradbury officially withdrew Annexation No. 2021-10 to the City of Bradbury on September 18, 2024.

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 December 12, 2024. In conjunction with the issuance of the COF, the Executive Officer set the public hearing date/date of consideration as Wednesday, January 8, 2025.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668:

a. Affected population, territory and adjacent areas:

The existing population is 251 residents as of May 23, 2023. The population density is .08 persons per acre.

The estimated future population is 251 residents (no anticipated change).

The affected territory is 19.02+/- acres. The existing land use consists of a multi-family retirement residential community. No additional development is planned.

The assessed land valuation is \$893,881 as of the 2024 tax roll.

The per capita assessed valuation is \$3,561.

On May 7, 2024, the County adopted a negotiated tax exchange resolution; all other involved public agencies have adopted a corresponding property tax transfer resolution.

The topography of the affected territory is flat.

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

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

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

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

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

b. Governmental Services and Controls:

The affected territory includes a multi-family retirement residential community which requires organized governmental services.

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

Municipal Services	Current Service Provider	Proposed Service Provider
Animal Control	Los Angeles County Department of Animal Care and Control	Los Angeles County Department of Animal Care and Control (under contract with the City of Duarte)
Fire and Emergency Medical	Consolidated Fire Protection District of Los Angeles County (CFPD)	Consolidated Fire Protection District of Los Angeles County (under contract with the City of Duarte)
Flood Control	Los Angeles County Flood Control District	Same
Library	Los Angeles County Library District	Same
Mosquito & Vector Control	San Gabriel Valley Mosquito and Vector Control District	Same
Park and Recreation	Los Angeles County Department of Parks & Recreation	City of Duarte
Planning	Los Angeles County Department of Regional Planning	City of Duarte
Police Protection	Los Angeles Sheriff Department (LASD)	Same (under contract with the City of Duarte)
Road Maintenance	Los Angeles County Department of Public Works	City of Duarte
Solid Waste	Ware Disposal, private hauler under franchise to the County of Los Angeles	Burrtec Waste Service, private hauler under franchise to the City of Duarte
Street Lighting	Los Angeles County Department of Public Works	City of Duarte
Water	California American Water	Same
Wastewater	County Sanitation District No. 22 of Los Angeles County	Same

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

Upon approval of the annexation, the City of Duarte will provide park and recreation, planning, road maintenance, street lighting, as well as solid waste services directly or through contracts. The City of Duarte will continue to provide adequate services and maintain current service levels.

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

c. *Proposed Action and Alternative Actions:*

The proposed action will have no effect on adjacent areas. The proposed action will have no effect on mutual social and economic interests. The proposal has no impact on the governmental structure of the County.

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

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

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

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

e. *Agricultural Lands:*

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

f. *Boundaries:*

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

The affected territory in this proposed annexation is contiguous to the existing boundaries of the City of Duarte

The proposal does not create islands or corridors of unincorporated territory.

g. *Regional Transportation Plan:*

The Southern California Associated Governments (SCAG) adopted its 2020-2045 Regional Transportation Plan (RTP) and Sustainable Communities Strategy (SCS) pursuant to Government Code § 65080. The closest highway to the annexation is part of the RTP and SCS's State Highway improved program. The closest highway in the RTP/SCS is State Route 210, which is approximately 1(one) mile from the affected territory.

h. *Consistency with Plans:*

The proposal is consistent with the existing City of Duarte General Plan designation of Institutional.

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

Pursuant to the requirements of Government Code § 56375(a)(7), Resolution No. 24-18 was adopted by the City of Duarte City Council on October 8, 2024. The pre-zoning designation of the affected territory is consistent with the City of Duarte General Plan.

i. *Sphere of Influence:*

The affected territory is not within the Sphere of Influence of the City of Duarte, but a concurrent SOI amendment is being processed with this application, and this amendment will exclude the affected territory from the City of Bradbury SOI and include the affected territory into the City of Duarte SOI.

j. *Comments from Public Agencies:*

Staff received comments via letters on June 9, 2023, from Los Angeles County Sanitation Districts, and on September 25, 2023, from the County of Los Angeles, concluding that the annexation will have minimal to no impact on those agencies.

Staff also received a letter on February 7, 2024, from the City of Duarte in support of the annexation.

k. *Ability to Provide Services:*

The City of Duarte currently provides municipal services to over 6,000 parcels of land. The annexation would add 1 (one) more parcel and 251 residents to the service area.

The City of Duarte indicated that it has the ability to provide services to the affected territory once the annexation is complete.

l. Timely Availability of Water Supplies:

There are no known issues regarding water supply or delivery.

m. Regional Housing Needs:

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

n. Comments from Landowners, Voters, or Residents:

Many residents within the affected territory have attended several of LAFCO's meetings and have spoken in support of the annexation to the City of Duarte.

o. Land Use Designations

The proposal is consistent with the existing City of Duarte General Plan designation of Institutional.

The proposal is consistent with the existing City of Duarte zoning designation of Institutional.

p. Environmental Justice:

The proposal makes no representations on exclusions of peoples of any race, culture, income and/or national origins with respect to the location of public facilities and public services, to ensure a healthy environment for all people such that the effects of the pollution are not disproportionately borne by any particular populations or communities.

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

q. Hazard Mitigation Plan:

The City of Duarte Hazard Mitigation Plan (approved June 3, 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 Duarte (approved August 2021) addresses reduction of the potential risk of death, injuries, and economic damages resulting from natural and man-made hazards.

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

Plan include information relating to mitigation and management of wildfire and fire hazard severity zones.

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

a) District Annexation or City Detachment:

The proposed action involves a city annexation, therefore, Government Code § 56668.3 does not apply.

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

The proposed action does not involve a district annexation.

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

The proposed action does not involve a city detachment.

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

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

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

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

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

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

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

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

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

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

This proposal includes the affected territory of both the Royal Oaks retirement community as well as .66± acres of Royal Oaks Drive North (publicly-owned right-of-way), which the latter being the affected territory of Annexation No. 2021-10 to the City of Bradbury. The City of

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The CEQA clearance is a Negative Declaration (ND) adopted by the City of Duarte, as lead agency, on October 8, 2024. The Commission is a responsible agency pursuant to CEQA and State CEQA Guidelines § 15096. The ND is available at www.lalafco.org.

PUBLIC HEARING NOTICE:

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

Newspaper Notice: LAFCO is required to provide notice of the public hearing “in one or more newspapers of general circulation within each affected county, affected city, or affected district,” pursuant to Government Code § 56153, and notice “shall be commenced at least 21 days prior to the date specified in the notice for the public hearing,” pursuant to Government Code § 56154. LAFCO published a hearing notice in the Daily Commerce on December 12, 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 of Duarte and/or District in the affected territory; 3) the mailed notice discloses that unless written opposition to the proposal is received before the conclusion of the Commission proceeding on the proposal, the Commission intends to waive protest proceedings; and 4) no written opposition to the proposal from landowners or registered voters within the affected territory is received before the conclusion of the Commission proceedings on the proposal.

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

PUBLIC HEARING REQUIREMENT FOR SOI AMENDMENT(S):

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

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

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

1. Present and Planned Land Uses in the Area:

The existing land use consists of a multi-family retirement residential community. No additional development is planned.

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

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

The affected territory consists of a multi-family retirement residential community which requires organized governmental services. The affected territory will require governmental facilities and services indefinitely.

3. Present Capacity of Public Facilities and Services:

The City of Duarte currently provides municipal services to over 6,000 parcels of land. The annexation would add 1 (one) more parcel and 251 residents to the service area.

The City of Duarte indicated that it has the ability to provide services to the affected territory once the annexation is complete.

4. Social or Economic Communities of Interest:

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

5. Disadvantaged Unincorporated Communities:

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

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

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

An MSR for the City of Bradbury and the City of Duarte was completed during the Commission's initial round of service reviews. Since this annexation is not expected to impact the overall comprehensive services of the City of Bradbury and the City of Duarte, an MSR is not being required for the current sphere of influence amendments. At this time, the existing MSR is sufficient to fulfill the requirements of Government Code § 56430 for this sphere amendment.

EFFECTIVE DATE:

Should the Commission approve the change of organization, the effective date will be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk. This date presumes that no requests for reconsideration (pursuant to Government Code § 56895) are filed, and that LAFCO has not received written protests which meet or exceed the protest thresholds (pursuant to Government Code Sections 57093—57094, as applicable).

CONCLUSION:

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

RECOMMENDED ACTION:

1. Open the public hearing and receive testimony on the SOI amendments for the City of Bradbury and the City of Duarte
2. There being no further testimony, close the public hearing; and
3. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 2023-07 to the City of Duarte and Amendments to the City of Bradbury and the City of Duarte Spheres of Influence.

**RESOLUTION NO. 2025-00RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS APPROVING AND ORDERING
"ANNEXATION NO. 2023-07 TO THE CITY OF DUARTE"**

WHEREAS, HumanGood SoCal ("landowner" or "Applicant") submitted a petition for proceedings, to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with § 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the City of Duarte (City), amendments to the City of Bradbury and the City of Duarte Spheres of Influence, and withdrawal from County Road District No. 5, all within the County of Los Angeles (County); and

WHEREAS, the proposed annexation consists of approximately 19.02± acres of inhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 2023-07 to the City of Duarte"; 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 quality of services provided by the City of Duarte and the desire for local government representation are the principal reasons for the proposed annexation; 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 December 12,

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 of Duarte 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 January 8, 2025, 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 February 12, 2025 at 9:00 a.m., at the Los Angeles County Board of Supervisors Hearing Room, Kenneth Hahn Hall of Administration Room 381-B, located at 500 West Temple Street, Los Angeles, California, 90012.

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 2023-07 to the City of Duarte, pursuant to State CEQA Guidelines § 15096, the Commission considered the Negative Declaration prepared by the City of Duarte, as lead agency, on October 8, 2024, together with any comments received during the public review process; and certifies that the Commission has independently reviewed and considered and reached its own conclusions regarding the environmental effects of the Commission's approvals related to the proposed project as shown in the Negative Declaration.
2. The Commission hereby amends the Spheres of Influence of the City of Bradbury and the City of Duarte so as to exclude the affected territory described in Exhibit "A" and "B" from the City of Bradbury, and include the affected territory described in Exhibit "A" and "B" within the City of Duarte, and makes the following determinations in accordance with Government Code § 56425(e):

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

The existing land use consists of a multi-family retirement residential community. No additional development is planned.

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

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

The affected territory consists of a multi-family retirement residential community which requires organized governmental services. The affected territory will require governmental facilities and services indefinitely.

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

The City of Duarte currently provides municipal services to over 6,000 parcels of land. The annexation would add 1 (one) more parcel and 251 residents to the service area.

The City of Duarte indicated that it has the ability to provide services to the affected territory once the annexation is complete.

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

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

(5) Disadvantaged Unincorporated Communities:

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

3. The Commission finds the number of written opposition filed by landowners and registered voters is ____.
4. Mailed notice has been provided pursuant to Government Code § 56663 on December 12, 2024.

5. 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.
6. The affected territory consists of 19.02± acres, is inhabited, and is assigned the following short form designation: "Annexation No. 2023-07 to the City of Duarte".
7. Annexation No. 2023-07 to the City of Duarte is hereby approved, subject to the following terms and conditions:
 - a. HumanGood SoCal 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 City of Duarte.
- f. The regular County assessment roll shall be utilized by the City of Duarte.
- g. The affected territory will be taxed for any existing general indebtedness, if any, of the City of Duarte.
- h. Annexation of the affected territory described in Exhibits "A" and "B" to the City of Duarte.
- 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. Withdrawal of affected territory from County Road District No. 5.
- k. Upon the effective date of the annexation, all right, title, and interest of the County, including but not limited to, the underlying fee title or easement where

owned by the County, in any and all sidewalks, trails, landscaped areas, street lights, property acquired and held for future road purposes, open space, signals, storm drains, storm drain catch basins, local sanitary sewer lines, sewer pump stations and force mains, water quality treatment basins and/or structures, and water quality treatment systems serving roadways and bridges shall vest in the City of Duarte.

- I. Upon the effective date of the annexation, the City of Duarte shall be the owner of, and responsible for, the operation, maintenance, and repair of all of the following property owned by the County: public roads, adjacent slopes appurtenant to the roads, street lights, traffic signals, mitigation sites that have not been accepted by regulatory agencies but exist or are located in public right-of-way and were constructed or installed as part of a road construction project within the annexed area, storm drains and storm drain catch basins within street right-of-way and appurtenant slopes, medians and adjacent property.
- m. Upon the effective date of the annexation, the City of Duarte shall do the following: (1) assume ownership and maintenance responsibilities for all drainage devices, storm drains and culverts, storm drain catch basins, appurtenant facilities (except regional Los Angeles County Flood Control District (LACFCD) facilities for which LACFCD has a recorded fee or easement interest and which have been accepted into the LACFCD system), site drainage, and all master plan storm drain facilities that are within the annexation area and are currently owned, operated and maintained by the County ; (2) accept and adopt

the County of Los Angeles Master Plan of Drainage (MPD), if any, which is in effect for the annexation area. Los Angeles County Department of Public Works Department (LACDPW) should be contacted to provide any MPD which may be in effect for the annexation area. Deviations from the MPD shall be submitted to the Chief Engineer of LACFCD/Director of LACDPW for review to ensure that such deviations will not result in diversions between watersheds and/or will not result in adverse impacts to LACFCD's flood control facilities; (3) administer flood zoning and Federal Emergency Management Agency floodplain regulations within the annexation area; (4) coordinate development within the annexation area that is adjacent to any existing flood control facilities for which LACFCD has a recorded easement or fee interest, by submitting maps and proposals to the Chief Engineer of LACFCD/Director of LACDPW, for review and comment.

- n. Within thirty (30) days of the effective date of the annexation, the City of Duarte shall notify all utility providers providing service in the City of Duarte (including, but not limited to, providers of electricity, natural gas, retail water, and/or telecommunications (cable/internet/landline telephone/wireless telephone/video) of the approved annexation; and, further, the City of Duarte shall notify said utility providers that payment of a Utility User's Tax to the County of Los Angeles is no longer required; and, if applicable, payment of any applicable City Utility User's Tax shall be transmitted to the City of Duarte thereafter.
- o. Except to the extent in conflict with "a" through "n", above, the general terms

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

8. 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 of Duarte 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.
9. The Commission hereby orders the inhabited territory described in Exhibits "A" and "B" annexed to the City of Duarte.
10. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
11. The Executive Officer is directed to transmit a copy of this resolution to the City of Duarte, upon the Applicant's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*

12. 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 12th day of February 2025.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

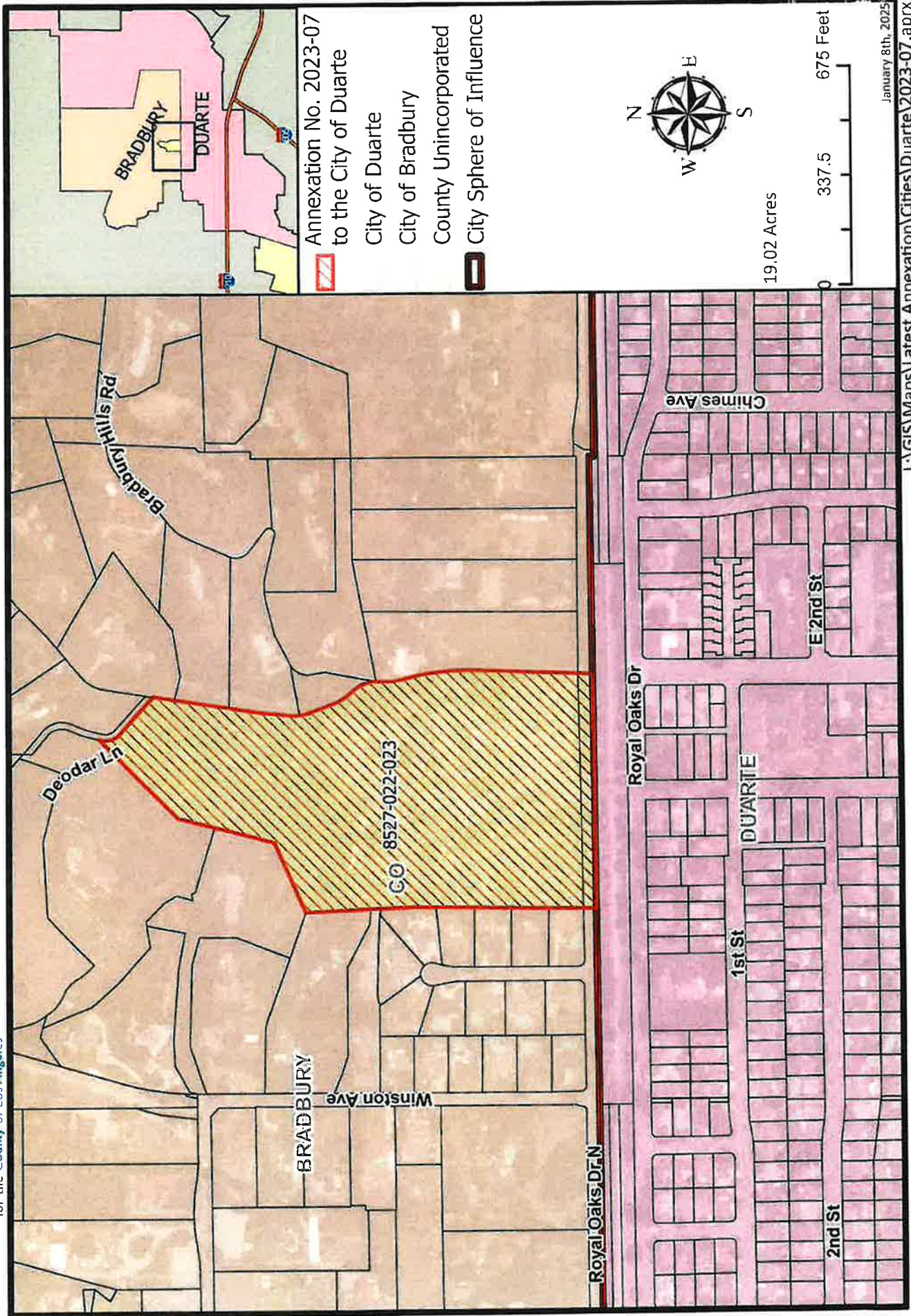
MOTION PASSES: 0/0/0

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

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

LAFCO Annexation No. 2023-07 to the City of Duarte

Local Agency Formation Commission
for the County of Los Angeles



Staff Report

February 12, 2025

Agenda Item No. 9.a.

Procurement and Reporting Policy Annual Report for 2024

On May 8, 2019, the Commission adopted a Professional Services Procurement and Reporting Policy (Policy), a copy of which is attached. Consistent with Section 4 of the Policy, staff hereby submits an annual report to the Commission, which documents contracts/agreements with outside contractors and vendors for Calendar Year 2024. Several of the existing contracts, agreements, and/or arrangements were updated to reflect current practice and costs. Generally, the services and vendors listed are a part of LAFCO's standard annual services, except for contracts and costs associated with Municipal Service Reviews (MSR). Calendar Year 2024 includes a modest charge for a MSR survey, while the prior year (2023) included a contract for MSRs of approximately \$90,000.

Recommended Action:

Staff recommends that the Commission:

1. Receive and file the Procurement and Reporting Policy Annual Report for 2024.

Attachments:

- Procurement and Reporting Policy
- Procurement and Reporting Policy Annual Report for 2024

Procurement and Reporting Policy Annual Report for 2024
February 12, 2025

<i>Contracts in place prior to Calendar Year 2024</i>				
Provider	Service/Product	Status	Annual Cost	Comment(s)
County Counsel	Legal services	No contract	~\$118,000	LAFCO has used County Counsel for legal services for decades. Costs are reported annually, and approved by the Commission during the LAFCO budget process. There is no significant anticipated cost savings with an alternate provider. This report reflects the annual costs for FY 2023-2024 (July 1, 2023 through June 30, 2024).
Eide Bailly	Accounting, Budgeting, and Bookkeeping	No contract	~\$11,000	Eide Bailly specializes in providing services to small governmental agencies, including many special districts and Orange LAFCO. Costs are reported annually and approved by the Commission during the LAFCO budget process. Eide Bailly offers a range of services (accounting, bookkeeping, and budgeting) suited to LAFCO's needs.
Joint Powers Risk and Insurance Management Authority (JPRIMA)	Property/Liability Insurance	Policy is renewed annually	~\$23,000	Since 2020, JPRIMA has provides property/liability insurance LAFCO; similarly JPRIMA provides coverage to other LAFCOs. In 2020, staff solicited bids from JPRIMA and SDRMA; JPRIMA was the responsive and lower bidder selected and as remained as such to date.
Special District Risk Management Authority (SDRMA)	Workers Compensation Insurance	Policy is renewed annually	~\$10,000	Commission-approved annual LAFCO budgets reflect anticipated premium increases. Workers Compensation premium is based upon total annual payroll. In 2020, staff solicited bids for workers compensation coverage from SDRMA and JPRIMA. SDRMA was selected as the responsive bidder with the lowest cost, achieving significant cost savings in comparison.
Davis Farr LLP	Annual Audit Services	Contract	\$8,160	Commission awarded a contract for auditing services with Davis Farr on 1/13/2021 through a competitive RFP process involving five LAFCOs (Imperial, Los Angeles, Orange, Riverside, and San Bernardino) to secure lower bids and cost-savings. The contract includes FYs 2020-21 through 2023-2024 with an option to extend one year. In October of 2024, the Commission exercised the one year to extend its auditing services contract through FY 2024-2025.
CTS	Computer Maintenance	No contract	~\$14,000	LAFCO has used CTS for computer consulting for more than a decade. Staff is comfortable with the quality and service provided by CTS. Annual billing is reasonably consistent with legal costs incurred by similar LAFCOs (Orange and Riverside). There is no significant anticipated cost savings with an alternate provider.
AT&T	Cell Phones & Tablet	Agreement	\$3,720	LAFCO has used AT&T for wireless phones for more than a decade. AT&T provides good coverage, and its rates are comparable to other providers. There is no significant anticipated cost savings with an alternate provider. Any time a device is upgraded, a new contract is entered into with AT&T for a term of approximately two years.
CALPERS/CERBT	OPEB Trust Fund	Agreement	\$500	Commission approved an agreement with the California Employer's Retiree Benefit Trust Fund (CERBT) Division of the California Public Employees' Retirement System (CalPERS) on 5/9/2018; there is no expiration date.
Los Angeles County Employee Retirement Association (LACERA)	Employee/Retiree Pension	Memorandum of Understanding (MOU)	N/A (See Comments)	Commission approved the MOU with LACERA on 11/15/2017; the MOU has no expiration date. LAFCO employees were enrolled in LACERA at the time of LAFCO's separation from the County of Los Angeles in 2001. Employer and employee contributions vary by employee. No alternate vendor provides LAFCO with comparable pensions for equivalent employer and employee contributions.
County of Los Angeles	Employee Medical and Dental Insurance	Memorandum of Understanding (MOU)	N/A (See Comments)	Commission approved the MOU with the County of Los Angeles on 10/11/2017. Rates vary by employee/plan. Rates are reported annually, and approved by the Commission during the LAFCO budget process. No alternate vendor offers LAFCO the same level of coverage for equivalent premiums.
Los Angeles County Employee Retirement Association (LACERA)	Retiree Medical/Dental Insurance Benefits Administration	Memorandum of Understanding (MOU)	N/A (See Comments)	The Commission approved the MOU with LACERA on 11/15/2007; the MOU has no expiration date. Employees were enrolled in LACERA at the time of LAFCO's separation from L.A. County in 2001. Employer and employee contribution rates vary by employee. No alternate vendor provides LAFCO with comparable pensions for equivalent employer and employee contributions.

LA LAFCO Professional Services Agreements Summary Annual Report for 2024 (continued)
February 12, 2025

Provider	Service/Product	Status	Annual Cost	Comment(s)
RSG, Inc.	Office Lease	Municipal Service Review Survey	\$5,000	Consistent with Section 2 of the Procurement and Reporting Policy ("Delegated Authority," contracts of \$10,000 or less), the EO and RSG's president executed its most recent contract January of 2024 to conduct a survey amongst LA County's cities to inquiry whether Sphere of Influence amendments should be considered by LAFCO.
TRPF 80 SOUTH LAKE AVENUE LP	Office Lease	Lease	~\$126,000	The Commission approved a lease extension on June 9, 2021; the lease extension will expire on 02/28/2027. The approved lease includes annual scheduled rent increases of approximately three-percent (3%).
Yvonne Green	CPA	Agreement	~\$4,200	Yvonne Green has been providing accounting services to LAFCO for approximately four years as a contract staff for Platinum Consulting Group (PCG). When PCG was absorbed by Elide Bailly, LAFCO hired Ms. Green directly, at a lower hourly rate. Ms. Green processes bill payments and reconciles LAFCO's bank statements. She works closely with Staff and Elide Bailly.
Total Compensation Systems, Inc. (TCS)	Actuarial Valuation Report	Contract	\$4,185	The Government Accounting Standards Board (GASB) requires LAFCO to prepare a valuation every three (3) years. Consistent with Section 2 of the Procurement and Reporting Policy ("Delegated Authority," contracts of \$10,000 or less), the EO and TCS Inc's president executed its most recent contract on July 5, 2023. For the 2024 FY, TCS completed a full-forward valuation.
Canon Financial Services, Inc. (CFS)	Canon Photocopier	Lease	\$2,676	On November 10, 2021, the Commission authorized the Executive Officer to enter into a lease agreement for photocopying services. A contract was executed for a period of five years in March of 2022.
Quadient (Formerly Neopost)	Postage Meter	Lease	\$2,005	After evaluating alternative three bids, and consistent with Section 2 of the Procurement and Reporting Policy ("Delegated Authority," contracts of \$10,000 or less), the Executive Officer executed a lease renewal, effective January 2022, for a period of five years.
Paychex	Payroll Services	Contract	~\$6,000	Consistent with the Commission's Procurement and Reporting Policy, the Executive Officer is Delegated Authority to execute contracts of \$10,000, or less. In June of 2022, the EO and DEO executed a contract with Paychex to accommodate the retirement/pension contribution needs of the Commission.
ParcelQuest	Assessor Parcel Number data	Contract	~\$2,400	In early 2022, CoreLogic, an inexpensive digital parcel data center was consolidated by ParcelQuest. Consistent with the Commission's Procurement and Reporting Policy, the Executive Officer is Delegated Authority to execute contracts of \$10,000, or less. In 2022, LAFCO executed its first annual contract in August of 2022. The annual contract is renewed annually.

Procurement and Reporting Policy
Adopted May 8, 2019

This policy shall apply to all contracts entered into by the Local Agency Formation Commission for the County of Los Angeles (LAFCO), as authorized by Government Code §§ 56375 (j), 56375(k), and 56380 which authorize the Commission to appoint and assign staff personnel, to employ or contract for professional or consulting services, and to incur usual and necessary expenses to carry out and effect the functions of the Commission and to make its own provision for necessary quarters, equipment and supplies.

This policy is intended to ensure that LAFCO practices ethical, responsible, and reasonable procedures relative to purchasing, financial commitments, contracts, and the hiring of consultants. This policy identifies the procedures which LAFCO will adhere to in the performance of its designated responsibilities, and it is intended to provide for a cost-effective use of public resources, including funds and staff time. This policy applies to LAFCO's contracting practices prospectively, after adoption of the policy by the Commission.

1. Commission Approval

Execution and award of contracts, agreements, and memoranda of understanding (collectively referred to as contracts) that exceed \$10,000, including but not limited to the those for the following types of services shall require Commission approval:

- Preparation of annual audits (this may be awarded in contracts for multiple years, and in concert with other LAFCOs);
- Municipal Service Reviews (MSRs), special studies, and/or equivalent;
- Lease(s), or lease extensions, for office space;
- Primary legal counsel and as-needed alternate counsel;
- Provider(s) of insurance, including employee medical/dental, property/liability, and workers compensation insurance coverage; and
- Provider(s) of employee pension coverage.

Contracts that require Commission approval shall utilize a competitive solicitation process in a form determined by the Executive Officer and approved by LAFCO legal counsel. Prior Commission authorization to release the solicitation is not required.

2. Delegated Authority:

The Commission hereby delegates authority to the Executive Officer to solicit, approve and execute contracts for goods, materials and services that do not exceed \$10,000 and are consistent with the authority provided by Government Code §§ 56375 and 56380. It is expected that this will include, but is not limited to, the following: computer equipment, (including desktop and laptop computers, printers, routers, servers, wireless networks, and similar and related products); miscellaneous services/leases (cell phone(s), postage meter, and plant service); and any other service or product not to exceed \$10,000. Notwithstanding the above, the Commission delegates authority to the Executive Officer to purchase and/or contract for legal advertising (public notice), routine information

Delegated Authority (continued):

technology services, and accounting/bookkeeping services, which exceed \$10,000, provided that these costs are documented in the annual budgets adopted by the Commission, identified in the Mid-Year Budget Report, and listed in the “Procurement and Reporting Policy Annual Report” identified in Section 4, below.

The Executive Officer is authorized to designate the Deputy Executive Officer (“DEO”) as his or her designee for all delegated authority herein. In the absence or unavailability of the Executive Officer, the Commission hereby delegates the foregoing authority to the DEO.

Delegated authority for contracts that are estimated to exceed \$5,000 shall utilize a competitive solicitation process in a form determined by the Executive Officer and approved by LAFCO legal counsel.

3. Emergency Authority

In the event of an emergency issue, as determined by the Executive Officer in consultation with the Commission Chair (or, if unavailable, with the Commission First Vice-Chair or Commission Second Vice Chair); when equipment, materials or services are required to protect the health, welfare and safety of the Commission or staff, and the cost exceeds the delegated authority of the Executive Officer; the Executive Officer shall receive approval of the Commission Chair (or, if unavailable, with the Commission First Vice-Chair or Commission Second Vice Chair); to award a contract and waive the requirements to conduct a competitive solicitation process. The Executive Officer shall notify the Commission either in writing or in a report at the next available Commission Meeting.

4. Reporting Requirements:

Staff shall prepare a written “Procurement and Reporting Policy Annual Report” (“Report”) and agendize the same at a Commission meeting in the first quarter of each calendar year. The Report shall list all outside service providers, and shall include, but not be limited to, the name of the provider; the service/product provided; and the status/term of any contracts, leases, or equivalent.

The Report shall be prepared annually and posted to the LAFCO website. The most recent five (5) years of Reports shall be maintained in the “Transparency” section of the LAFCO website.

5. Conflict(s) of Interest:

LAFCO shall avoid real or potential conflicts of interest in its contracting practices. Contracts shall not be entered into with members of the Commission, LAFCO employees, and vendors in which Commissioners or LAFCO employees have a financial or ownership interest. This provision extends to those who within the immediately preceding 12 months were Commission members or employees of LAFCO who participated in the area of service performed or developing the contract or its service specifications.

Staff Report

February 12, 2025

Agenda Item No. 9.b.

California Association of Local Agency Formation Commission (CALAFCO) Update and Renewal/Non-Renewal of CALAFCO Membership in Fiscal Year 2025-2026

Update:

Since the original drafting of this staff report, the following developments have occurred:

1. On Tuesday, January 31, 2025; CALAFCO Executive Director René La Roche announced her resignation, effective on January 31, 2025.
2. On Friday, January 24, 2025; CALAFCO Board Chair Gay Jones announced that the Board of Directors appointed Sacramento Executive Officer José Henriquez as Interim Executive Director;
3. On late Wednesday, January 27, 2025—and less than thirty-six hours before a previously-scheduled Legislative Committee Meeting—CALAFCO sent out an email announcing the meeting had been canceled.
4. On Monday, January 27, 2025; CALAFCO Interim Executive Director José Henriquez announced that CALAFCO has abandoned pursuing an Omnibus Bill in the 2025-26 Legislative Session.
5. On Monday, February 3, 2025; San Diego LAFCO voted not to renew its membership in CALAFCO, effective July 1, 2025.

Background

The status of CALAFCO—a discussion originally agendized for your January 8, 2025 Commission Meeting—did not occur due to the last-minute cancellation of the meeting. This staff report provides background on CALAFCO, the recent CALAFCO Board Meeting, and related issues.

CALAFCO

With respect to CALAFCO, and as stated in Executive Officer Sam Martinez’s November 13, 2024 staff report to San Bernardino LAFCO:

“Founded in 1971, the California Association of LAFCOs (CALAFCO) is non-profit organization dedicated to assisting member LAFCOs and provides statewide coordination of LAFCO activities. It provides educational and legislative resources to its member LAFCOs and serves as a resource to the Legislature and other governmental agencies and organizations throughout the state. CALAFCO is governed by a Board of Directors composed of 16 LAFCO Commissioners from throughout the State. The State is divided into four (4) regions--northern, central, coastal and southern—and each region elects four Board members composed of one county member, one city member, one special districts member, and one public member. CALAFCO staff consists of an

Executive Director, a Legal Counsel, and four (4) volunteer LAFCO staff (regional officers with title of Executive Officer and three Deputy Executive Officers) each representing one of the four regions. The Executive Director serves as the administrator/manager of CALAFCO, the Legal Counsel provides legal advice to the CALAFCO Board, and the four regional officers—in conjunction with the Executive Director—manage various services and programs of CALAFCO.

The membership of CALAFCO consists of 57 LAFCOs [Kern LAFCO withdrew from CALAFCO three years ago], as well as associate members (consultants, firms, [public] agencies, and organizations, etc.) In order to educate its members, CALAFCO sponsors an annual conference, an annual workshop for staff, and a number of single-topic sessions and seminars throughout the year. CALAFCO also has its Legislative Committee composed of Board members and several LAFCO staff from all regions that the membership uses to proposed legislation and review positions on upcoming legislation.”

CALAFCO Board Meeting

The CALAFCO Board of Directors met in Sacramento on Friday, January 10, 2025. Commission First Vice Chair Gerard McCallum, Executive Officer Paul Novak, and Deputy Executive Officer Adriana Romo all participated in the meeting via Zoom. Mr. Novak spoke during open session, and Ms. Romo spoke briefly during the portion of closed session to which CALAFCO’s four volunteer staff were invited to participate (Ms. Romo is a CALAFCO Deputy Executive Officer, or DEO, for the Southern Region).

Despite exhaustive written correspondence, as well as significant verbal testimony, all of which identified deficiencies in CALAFCO’s leadership, management, and operations—specifically, its lack of communication and transparency—it is staff’s opinion that the Board took no substantive action. At the conclusion of the closed session, the Board reported that there was “no reportable action” to share. Later, the Board Chair sent an email announcing the formation of a committee, composed of the four volunteer staff members (Executive Officer Steve Lucas of Butte LAFCO, DEO José Henriquez of Sacramento LAFCO, DEO Joe Serrano of Santa Cruz LAFCO, and Ms. Romo) and CALAFCO Executive Director René LaRoche. The Board directed the committee to review the letters from the executive officers and deputy/assistant executive officers (copies enclosed) and to make recommendations to the Board about future policy and bylaws changes. There was some discussion of postponing further consideration to the Board’s meeting in April.

Other LAFCOs

As communicated previously to the Commission, San Bernardino LAFCO has notified CALAFCO that it will not renew its membership for Fiscal Year 2025-2026 (July 1, 2025 through June 30, 2026). Separately, both Orange LAFCO and San Diego LAFCO have notified CALAFCO that each is seriously considering not renewing its respective membership for FY 2025-2026 (July 1, 2025 through June 30, 2026). (Copies of all three letters are enclosed.)

Based upon communications with our colleagues at other LAFCOs, staff understands that at least three LAFCOs plan to agendize items at their respective February meetings; and in each case, staff plans to recommend that their respective commissions notify CALAFCO that they will not renew their memberships for FY 2025-26. Should this occur, there would be a total of four (4) LAFCOs not renewing membership, depriving CALAFCO of more than \$70,000 in dues out of a total of \$350,000 in annual dues collected from all fifty-seven (57) member LAFCOs. Staff understands, further, that at least three (3) additional executive officers are considering similar agenda items and recommendations.

Membership Status

Consistent with its adopted bylaws, CALAFCO assesses dues on each member LAFCO. Annual membership is consistent with local government's fiscal year (July 1 of the first year to June 30th of the following year.) LA LAFCO is current, and its membership is in good standing through June 30, 2025.

Staff's Concerns with CALAFCO

Staff's primary concerns with CALAFCO are:

1. The CALAFCO Board of Directors and staff do now acknowledge membership suggestions and input; are slow to respond, and/or they do not respond to the membership at all; and they often deliberately ignore membership input. This occurred during the two most recent Board of Directors meetings (on October 18, 2024 at the Annual Conference and at the January 10, 2025 Board Meeting); and in the January 10th Meeting, Board-members were non-responsive, non-committal, and would not commit to any substantive changes. At the conclusions of the January meeting, it was not clear what the Board direction was going forward to address the concerns raised by the membership.
2. The CALAFCO Board and staff take actions without conferring with commissioners and staff of member LAFCOs, in sharp contrast to the collegiality and collaboration amongst all stakeholders which was a hallmark of CALAFCO for several decades.
3. The CALAFCO Board took action to dissolve the CALAFCO Legislative Committee absent any significant input from members of the Legislative Committee and member LAFCO Executive Officers. CALAFCO staff's assertions that outreach occurred were overstated, at best, and arguably deliberately misleading.
4. The CALAFCO Board of Directors has devolved from a "working board" of individuals who meet, in person, four times a year, and who work in collaboration for the good of the organization; to a group that meets virtually, deliberately holds short meetings with little deliberation; and defers most action items to CALAFCO staff.

5. The CALAFCO Board of Directors is relying on information provided solely by CALAFCO staff, and said information is often incomplete, and even inaccurate. In some instances, the Board has relied upon outdated and/or inaccurate versions of documents (CALAFCO policies, minutes, and bylaws) provided by staff.
6. The CALAFCO Legislative Committee has become ineffective, due to several factors: one, and without any significant advance warning, the CALAFCO Board dissolved the Legislative Committee; two, because the Committee was not re-constituted for an extended period of time, the Committee did not meet for several months in 2024; three, the Committee has not met in 2025, having canceled its sole meeting with less than two days notice; four, the Committee's primary objective—pursuing changes to the Cortese-Knox-Hertzberg Reorganization Act of 2000 through an annual Omnibus Bill—has been abandoned for the current Legislative Session; and five, several members will no longer serve on the Committee.

Conclusion:

LA LAFCO has been a member of CALAFCO since its inception in 1971. Several commissioners (including most recently, former commissioner Jerry Gladbach and current First Vice Chair Gerard McCallum) have served with distinction on the CALAFCO Board of Directors. Current and previous staff members have served as volunteers (Deputy Executive Officers) of CALAFCO; on the planning committees of staff workshops and annual conferences; and organized conference, workshop, and CALAFCO University sessions in which they recruited speakers and served as panelists and moderators. Your staff has taken leadership roles on important legislative issues (such as the recent protest provisions revisions and legislation authorizing indemnification authority for LAFCOs) and sponsored more than a dozen changes to the primary law governing LAFCOs (the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000) through various proposals in CALAFCO's annual "omnibus bills."

In addition to the more "formal" volunteer positions, LA LAFCO commissioners and staff have guided CALAFCO through difficult changes to the organization's bylaws, its dues structures, and complicated personnel decisions (recruitment of new CALAFCO staff). While LA LAFCO is not the only LAFCO which shares this commitment—several other LAFCOs have similar records of service—it is fair to say that LA LAFCO's contributions to CALAFCO are supportive, collaborative, and no small portion of the reason why CALAFCO has served its membership successfully for several decades—that is, until very recently, as noted herein.

It is important to note that staff has worked—diligently, tirelessly, and consistently—to "manifest change from within" as it relates to CALAFCO. Management staff (Executive Officer Paul Novak and Deputy Executive Officer Adriana Romo) have: one, engaged in several communications (emails, text messages, phone calls, and in-person conversations) with CALAFCO Board-members, volunteer staff, and the CALAFCO Executive Director; two, collaborated with our colleagues at other LAFCOs to raise concerns and to provide written suggestions to the CALAFCO Board of Directors; and three, identified specific, concrete

concerns at two (2) separate CALAFCO Board of Directors meetings. In nearly all instances, these efforts have produced no tangible reactions, policy changes, nor results amongst the CALAFCO Board and staff. Colleagues at more than a dozen other LAFCOs have shared the same frustrations with the CALAFCO Board and staff.

Given the concerns raised herein, staff asks the Commission to consider whether LA LAFCO should notify CALAFCO, in writing, that it does not intend to renew its CALAFCO membership in FY 2025-2026. Should the Commission decide to do so, staff would advise that we include an allocation in the amount of FY 2025-26 CALAFCO dues in the FY 2025-26 Budget (to be presented at your March 12th Meeting) to provide some flexibility relative to CALAFCO; or, in the alternative, as a source of “seed money” for the establishment of a new association of LAFCOs in a post-CALAFCO environment.

Staff did not come to any conclusions herein without serious, deliberate, and exhaustive consideration of all feasible alternatives. Your staff has made a good faith effort—an effort that is above and beyond what should be expected or required—to effect change from within at CALAFCO; and, ultimately, this effort has not succeeded.

Staff Recommendation:

1. Receive and file the CALAFCO Update; and
2. Direct staff to notify CALAFCO in writing that LA LAFCO is not renewing its membership in Fiscal Year 2025-2026, effective July 1, 2025.

Paul Novak

From: Simonds,Keene <Keene.Simonds@sdcounty.ca.gov>
Sent: Monday, February 3, 2025 7:12 PM
To: Jose Henriquez
Cc: 'eo@calafco.org'
Subject: San Diego's Non-Renewal Notice to CALAFCO

Hi José,

This e-mail is being delivered via your interim roles at CALAFCO and serves as formal notice San Diego will not renew its annual membership starting in FY2026. The decision to non-renew ties to San Diego's ongoing and previously shared concerns with the Board and its decision-making. Recent and amplifying examples involve disagreeable Board actions to eliminate the Legislative Committee, subvert the merited appointment of Director Derek McGregor to Vice Chair, and deprioritize membership feedback as demonstrated at the January 10th meeting in Sacramento.

San Diego remains open to revisiting its membership status should CALAFCO make meaningful changes and recommit to a bottom-up approach in prioritizing membership needs.

With appreciation,

Keene

Keene Simonds
Executive Officer

San Diego County
Local Agency Formation Commission (LAFCO)
Subdivision of the State of California | Regional Service Planning
2550 Fifth Avenue, Suite 725
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T 619-321-3380
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September 27, 2024

CALAFCO Board of Directors

Subject: Dissolution of the Legislative Committee

Dear Members of the Board,

We, the undersigned Executive Officers of LAFcos from throughout the State, wish to convey our opposition to the Board's recent action to dissolve the Legislative Committee. We believe that the process that led to the Board's action was not transparent, inclusive, or sufficient. We request that the Board reverse this action, that it conduct a meaningful outreach effort to the CALAFCO membership, and that it consider any resulting feedback before adopting any further changes to CALAFCO's legislative program.

Contrary to what has been reported to the CALAFCO Board, the CALAFCO membership was not adequately informed of the proposed dissolution of the Legislative Committee. Many executive officers—including several who serve on the Legislative Committee—were not informed that changes to the legislative process were under consideration. At no time prior to the Board's action in July did we receive from CALAFCO correspondence introducing and explaining the proposed changes or a survey asking for our position on the proposed changes. Furthermore, we were not provided an opportunity to inform our respective Commissions about the proposed change. Many of us did not understand that the changes involved the dissolution of the Legislative Committee. The alleged "lack of concern" about the changes does not reflect support for the changes; this characterization merely reflects that many LAFco executive officers were not fully apprised of the proposed change.

The failure to provide advance notice of this significant change to members of the Legislative Committee demonstrates a callous disregard for the transparency which has always been a hallmark of how CALAFCO operates. There were opportunities to inform the Legislative Committee at its meeting on June 14 or its meeting on July 12, which was cancelled by the Executive Director. Both meetings were scheduled just prior to the Board of Directors meeting on July 19 and would have been an ideal time to seek broader input from the Committee. Why this was not done remains a mystery. If CALAFCO is going to survive as a volunteer-supported organization, it is incumbent upon the Board to rectify this lack of sufficient outreach and transparency.

Every signatory to this letter sincerely values the contributions of the Legislative Committee, believing the committee to be one of the most essential benefits of CALAFCO membership. Had we been asked, we would have conveyed these sentiments to the Board. The Legislative Committee is a decades-long inclusive and efficient means by which the CALAFCO membership

can propose legislation and/or express positions on proposed legislation in a collegial environment. Aside from the review of individual legislative proposals, the Committee members share and discuss interpretations of CKH and best practices of individual LAFcos that is an education for all in attendance. The Committee, composed of and advised by over 30 LAFco professionals from all regions of the State, has been a forum where the staff of any and all LAFcos are welcome to participate and to be heard. The recommendations coming out of the Committee follow thoughtful, considered, and deliberate discussion amongst dozens of professionals who implement LAFco law every day and have practical insights on legislative topics. The Committee has provided unique learning opportunities and has exposed LAFco staff members to how the legislative process works. Many newer LAFco staff members from throughout the State have considered serving on the Committee a "rite of passage". The Committee is a valuable resource and provides an opportunity for LAFco staff to participate in, and be a part of, CALAFCO. Its value cannot be overstated.

Again, we ask that the Board reverse its previous action regarding the Legislative Committee, and that the Committee be immediately reconstituted, given that time is of the essence. The Board should, further, conduct a meaningful outreach effort to the CALAFCO membership before moving forward with any changes to the Legislative Committee. Thank you for your attention to this matter.

Sincerely,



Kai Luoma
Ventura LAFCo



Joe Serrano
Santa Cruz LAFCo



Mark Bramfitt
Sonoma LAFCo



Paul Novak
LAFCo for LA County



Carolyn Emery
Orange County LAFCo



Steve Lucas
Butte LAFCo



Neelima Palacherla
Santa Clara LAFCo



Christine Crawford
Yolo LAFCo



Gary Thompson
Riverside LAFCo

Signatories Continued...



SR Jones
Nevada LAFCo



Sara Lytle-Pinhey
Stanislaus LAFCo



Bill Nicholson
Merced LAFCo



Mike Prater
Santa Barbara LAFCo



Rachel Jones
Alameda LAFCo



Tyler Salcido
Imperial LAFCo



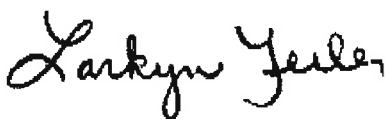
Rob Fitzroy
San Luis Obispo LAFCo



Lou Ann Texeira
Contra Costa LAFCo



Uma Hinman
Mendocino LAFCo



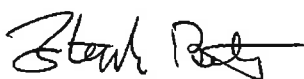
Larkyn Feller
Colusa + Lake LAFCos



Keene Simonds
San Diego LAFCo



Michelle McIntyre
Placer LAFCo



Stephen Betts
Glenn LAFCo



Jennifer Stephenson
Lassen, Modoc, Plumas +
San Benito LAFCos



Rich Seithel
Solano LAFCo



Humboldt & Trinity LAFCos



John Benoit
Calaveras LAFCo



Ben Giuliani
Tulare LAFCo



Paige Hensley
Yuba LAFCo



J.D. Hightower
San Joaquin LAFCo

December 23, 2024

CALAFCO Board of Directors

Subject: Concerns with the Direction of CALAFCO

Dear Members of the Board:

As you are aware, recent actions by the CALAFCO Board of Directors and the Executive Director have significantly undermined the decades of trust amongst CALAFCO and its membership. These actions have prompted multiple LAFcos to consider terminating their CALAFCO memberships if substantive changes to CALAFCO are not made (see letters attached from San Diego, Orange, and San Bernardino LAFcos). Although they have yet to do so in writing, several signatories to this letter are also considering recommending that their commissions terminate their CALAFCO memberships.

We are concerned that CALAFCO leadership has lost focus on its core mission. CALAFCO does not exist to serve the interests of the Board or individual board members. It does not exist to serve the interests of associate members or other outside entities. It certainly does not exist to serve the interests of the Executive Director or Legal Counsel. Until recently, CALAFCO's focus has always been on furthering the interests of the membership. The membership *is* the Association – the association of LAFcos. CALAFCO's focus on the interests of the membership must be restored in order to rebuild lost trust and to ensure the Association's survival.

The dissolution of the CALAFCO Legislative Committee and the secretive way it was undertaken clearly demonstrates this disregard of the opinions and desires of the membership. As stated in the September 27, 2024 letter to the CALAFCO Board from the Executive Officers of the majority of LAFcos (attached), the dissolution process lacked any meaningful outreach to the membership, and it was championed by a Board committee that intentionally withheld its recommendations from the membership and the Legislative Committee itself. It appears that Board members were misled as to the repercussions of their votes in July on this matter. Though the Board corrected this mistake during its September 30th special meeting when it reinstated the Legislative Committee, the damage to our trust was already done. The lack of outreach and transparency associated with the abolition of the Legislative Committee is not a one-off; rather, it exemplifies how CALAFCO currently operates. Discussion is limited to a small group; decisions are announced rather than formulated in a collaborative and iterative process; and members learn about actions only after they happen. This is not acceptable.

The deemphasis of LAFco practitioners in the CALAFCO decision-making process is both striking and troubling. The Executive Director is not a LAFco practitioner, and she is not qualified to advise the Board on matters related to the implementation of LAFco work without input from actual practitioners (who have consistently volunteered their time and expertise to support the Executive Director). The Executive Director's distancing of the CALAFCO Executive Officer (who serves as the membership's primary contact with CALAFCO) from the process is but one example. The dissolution of the Legislative Committee is another example of a systematic and deliberate attempt to deemphasize the role that LAFco practitioners play. The fact that the Executive Director has full

discretion to appoint regional executive officers and members of the Legislative Committee further undermines the membership's ability to appoint and empower LAFCo practitioners it feels will best represent its interests, as opposed to the interests of the Executive Director or individual board members.

Of further concern is CALAFCO's failure to adequately communicate with and build relationships with the membership. Little attempt has been made in recent years to introduce CALAFCO to our commissions or to personalize and "put a face" to CALAFCO. In addition, there are many examples of CALAFCO staff not responding to inquiries from Executive Officers, commissioners, and even CALAFCO Board members in a timely manner, if at all. This is unacceptable, and it further demonstrates a blatant disregard for the concerns of the membership.

In order to begin to rebuild the trust that has been lost, and hopefully to keep the Association intact, we insist that the Board implement the following items, *at a minimum*. Most of our requests can be addressed through changes to the by-laws or through adopted policies.

Membership Representation at CALAFCO

- *Selection of the CALAFCO Deputy Executive Officers:* Currently, the Executive Director chooses who serves as each region's Deputy Executive Officer (DEO). This arrangement may not necessarily best serve the interests of the membership. Regional DEOs should be chosen by the membership of each region. The LAFCos of each region should nominate candidates for their regional DEO and then vote.
- *Selection of the CALAFCO Executive Officer:* Currently, the Executive Director chooses who serves as the CALAFCO Executive Officer. This arrangement may not necessarily best serve the interests of the membership. The Executive Officer, who is one of the four regional DEOs, should be selected by and among the four regional DEOs.
- *Role of the CALAFCO Executive Officer:* The position of the CALAFCO Executive Officer should be clarified so that the Executive Officer plays an integral role in the operation of CALAFCO, as was previously the practice. The Executive Director should be required to consult with the Executive Officer on all items/issues of importance to the membership. The Executive Officer should play an active role in the development of meeting agendas, and should be invited to and included in all meetings of the Board, the Executive Committee, the Legislative Committee, any standing committee, any ad hoc committees, and others as needed. In the Executive Officer's absence, the other regional DEOs should be consulted. No action on items/issues important to the membership should be taken without such consultation.
- *Advisory Committee:* An Advisory Committee composed of the Executive Officer and the three regional DEOs should be established. The Executive Director must convene the Committee on an agreed upon schedule, to discuss items/issues of importance to the membership. Consideration should also be given to the formation of an advisory committee made up of LAFCo Executive Officers from the four regions.

Legislative Committee

- *Selection of the members of Legislative Committee:* Currently, the Executive Director selects the LAFCo staff members who serve on the Legislative Committee. This arrangement fails to advance the interests of the membership. The members of the newly established Advisory Committee (the Executive Officer and three regional DEOs) should appoint LAFCo staff members to the Legislative Committee, or at the very least, approve appointments made by the Executive Director.
- *Remove Associate Members from the Legislative Committee:* Currently, three associate members (e.g., private consultants that do not staff LAFCos) sit on a committee that advises the Legislative Committee, and they are privy to all the confidential documentation, discussions, and strategizing that occurs during Committee meetings. Associate members do not necessarily share the goals of the Legislative Committee and may even represent clients who may be opposed to the Committee's recommendations, resulting in conflicts of interest. Associate members should not be permitted to attend meetings and/or participate in Legislative Committee business, unless their input is sought on an item and they are invited by the Chair.

Transparency and Communication:

- *Transparency:* CALAFCO must operate in a manner that is not only transparent to the Board, but to the membership. Policies affecting the membership, the advancements of LAFCos, and the operations of the organization should be developed to ensure that member LAFCos are fully informed of matters important to them and input sought on such matters.
- *Communication:* The Executive Director should be encouraged to develop relationships with the membership and not focus solely on the members of the Board. Policies should also be developed to ensure that all inquiries from the membership and Board members are responded to in a timely manner.

When the San Bernadino LAFCo was considering whether to continue as a member of CALAFCO at its November 13th meeting, the staff report prepared for the item concluded with the following:

"Recently, there has been some concern about the recent decisions made by the CALAFCO Board, including the perceived lack of transparency and membership engagement. There has also been some disagreement and disunity among the new Board. It should also be noted that, in the past, there used to be a close collaboration between the CALAFCO Executive Director, its regional officers, and LAFCO executive officers in general, which resulted in more agreement and coming up with better solutions to issues and/or concerns. Lately, there hasn't been a congenial relationship between the CALAFCO Executive Director and many of the regional officers/executive officers resulting in dissatisfaction and frustration among the membership."

As you know, the San Bernardino LAFCo chose to not renew its membership for next year. We see the January 10th Board meeting as the last opportunity for the Board to "right the ship" before

additional LAFcos consider terminating their membership. Absent substantive changes, such as those suggested herein, CALAFCO is at risk of fracturing, or even dissolving, as an association. We hope the Board takes our concerns seriously and embraces these suggestions, or other meaningful suggestions, in order to preserve CALAFCO and all the value that it has historically provided.

Sincerely,



Kai Luoma
Ventura LAFCo



Keene Simonds
San Diego LAFCo



Steve Lucas
Butte LAFCo



Paul Novak
LAFCo for LA County



Bill Nicholson
Merced LAFCo



Rob Fitzroy
San Luis Obispo LAFCo



Jennifer Stephenson
Lassen, Modoc, Plumas, and
San Benito LAFcos



Tyler Salcido
Imperial LAFCo



Neelima Palacherla
LAFCo of Santa Clara
County



Uma Hinman
Mendocino LAFCo



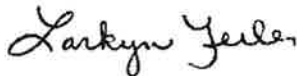
J.D. Hightower
San Joaquin LAFCo



Sara Lytle-Pinhey
Stanislaus LAFCo



Michelle McIntyre
Placer LAFCo



Larkyn Fieler
Colusa and Lake LAFcos



Jason Fried
Marin LAFCo



Chuck Kinney
Kings LAFCo



SR Jones
Nevada LAFCo

CC: Rene LaRoche, CALAFCO Executive Director

Attachments - Letter to CALAFCO from San Diego LAFCo dated 10-22-24
Letter to CALAFCO from Orange LAFCo dated 11-1-24
Letter to CALAFCO from San Bernardino LAFCo dated 11-22-24
Letter to CALAFCO regarding dissolution of the Legislative Committee dated 9-27-24



San Diego County
Local Agency Formation Commission
 Regional Service Planning | Subdivision of the State of California

October 22, 2024

Delivered by Electronic Mail

René LaRoche, Executive Director
 California Association of LAFCOs
rlaroche@calafco.org

SUBJECT: FY26 CALAFCO Dues and Related Concerns

Dear René:

This letter serves as a courtesy to advise San Diego LAFCO will revisit its membership status with CALAFCO as part of the upcoming 2025-2026 budget process. San Diego remains committed to CALAFCO's mission "to promote efficient and sustainable government services based on local community values through legislative advocacy and education." San Diego – however – is respectfully concerned with CALAFCO's direction and recent decisions that seemingly deprioritize – directly and indirectly – these core mission values. Examples include the unknown scale and influence of outside parties (consultants and attorneys) in CALAFCO decision-making as well as the insulated process leading to the elimination of the Legislative Committee. The deemphasis of the CALAFCO Executive Officer position and the related dismissal of the practitioner perspective in the Board's decision-making process is equally concerning. It is our understanding the CALAFCO Board will hold a strategic planning retreat in early 2025. We hope the retreat is scheduled (location and time) and noticed to maximize all 58 LAFCOs' ability to participate – including allowance for video attendance – and the above concerns are discussed in some meaningful way.

Sincerely,

Keene Simonds
 Executive Officer

cc: Commissioners
 Priscilla Mumpower, Assistant Executive Officer
 Steve Lucas, CALAFCO Executive Officer

Administration Keene Simonds, Executive Officer 2550 Fifth Avenue, Suite 725 San Diego, California 92103 T 619.321.3380 E lafoo@sdcounty.ca.gov www.sdlafco.org	Joel Anderson County of San Diego Jim Desmond County of San Diego Nora Vargas, Alt. County of San Diego	Kristi Becker City of Solana Beach Dane White City of Escondido John McCann Alt. City of Chula Vista	Chair Stephen Whitburn City of San Diego Mami von Wilpert, Alt. City of San Diego	Vice Chair Barry Willis Alpine Fire Protection Jo MacKenzie Vista Irrigation David Drake, Alt. Rincon del Diablo	Harry Mathis General Public Brigitte Browning, Alt. General Public
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REGULAR MEMBERS**CHAIR****Donald P. Wagner**
County Member**VICE CHAIR****Wendy Bucknum**
City Member**IMMEDIATE PAST CHAIR****Douglass Davert**
Special District Member**James Fisler**
Special District Member**Derek J. McGregor**
Public Member**Bruce Whitaker**
City Member**VACANT**

County Member

ALTERNATES**Kathryn Freshley**
Special District Member**Carol Moore**
City Member**Lou Penrose**
Public Member**VACANT**

County Member

STAFF**Carolyn Emery**
Executive Officer**Scott Smith**
General Counsel

November 1, 2024

Rene LaRoche, Executive Director
California Association of LAFCOs**Sent by email to:** rlaroch@calafco.org**SUBJECT: Review of CALAFCO Membership Status for FY 25/26**

Dear Rene:

This letter serves as a courtesy to inform that Orange County LAFCO will revisit its membership status with CALAFCO in part to our 2025-2026 budget process that begins mid-January 2025 and upcoming workshop and conference participation. As a CALAFCO member for several decades, OC LAFCO acknowledges the importance of CALAFCO's mission, particularly the value the association brings to the membership through legislative advocacy and education. As these areas are central to our Commission's interests and benefits as a member, OC LAFCO is respectfully concerned with the recent decision-making of the Board, along with the perceived organizational direction of CALAFCO. Specific examples of our concern include the lack of transparency and membership engagement involving restructuring of the legislative platform, inconsistent and potentially disadvantageous actions relative to a legislative proposal vetted and approved through the process established by CALAFCO, and the seemingly prioritization of external group interests over LAFCO practitioners. Additionally, and of equal concern for OC LAFCO, are the absence of collaboration amongst the Executive Officers and the CALAFCO Executive Director and the lack of responsiveness from the Executive Director to inquiries from OC LAFCO staff and Board Director McGregor.

It is our hope that CALAFCO receives the concerns expressed herein with deliberate attention, and we further encourage the Board to have a meaningful discussion of these concerns at your next regular board meeting, followed by actions to address the current state of affairs.

Sincerely,


Carolyn Emery
Executive Officercc: Commissioners
CALAFCO Southern Region Board Members
Steve Lucas, CALAFCO Executive Officer



LAFCO

**Local Agency
Formation Commission**
for San Bernardino County

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info@lafco.org | www.lafco.org

COMMISSIONERS

JOE BACA, Jr.
Board of Supervisors

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Special Districts

PHILIP CUPPER
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STEVEN FARRELL, Vice Chair
Special Districts

CURT HAGMAN
Board of Supervisors

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City Member

ALTERNATES

JESSE ARRIENDEZ
Board of Supervisors

RICH DENISON
City Member

JIM HARVEY
Public Member

JOYAN KENLEY
Special Districts

EXECUTIVE OFFICER

SAMUEL MARTINEZ

LEGAL COUNSEL

PAULA DE SOUSA

November 22, 2024

René LaRoche, Executive Director
CALAFCO
1451 River Park Drive, Suite 185
Sacramento, CA 95815-4520

Dear Ms. LaRoche:

This letter is to inform you that the Local Agency Formation Commission for San Bernardino County (San Bernardino LAFCO) is giving notice to CALAFCO that it will not be renewing its membership starting July 1, 2025.

On November 20, 2024, San Bernardino LAFCO—by unanimous vote—decided not to renew its membership to CALAFCO starting Fiscal Year 2025-26. This notice is being provided now in order to inform CALAFCO of San Bernardino LAFCO's future non-payment of its required dues.

Prior to July 1, 2025, as a current CALAFCO member in good standing, San Bernardino LAFCO intends to fully participate in CALAFCO Board of Directors meetings, its Legislative Committee meetings (if said Committee meetings will convene this fiscal year), and its upcoming 2025 Staff Workshop in Temecula.

If you have any questions concerning the information outlined above, please do not hesitate to contact me at (909) 388-0480.

Sincerely,


SAMUEL MARTINEZ
Executive Officer

cc: Gay Jones, Chair, CALAFCO Board
Southern Region LAFCOs

Staff Report

February 12, 2025

Agenda Item No. 9.c.

Audit Contract Amendment

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

In October of 2024, the Commission exercised its option to extend LAFCO's contract with Davis Farr, LLP for one additional year, FY 2024-25 at the cost quoted in the current contract. In November of 2024, Davis Farr presented the FY 2023-24 audit to the Commission. Shortly thereafter, Davis Farr informed staff that the firm experienced significant cost increases, mostly associated with obtaining and retaining professional and qualified CPAs. The increased costs negatively impacted the firm's ability to meet its minimum rate goals to perform LAFCO's FY 2024-25 audit at the fixed fee contract of \$8,225 or \$8,495 (the latter amount includes additional support). Based on the number of hours spent on our most recent annual audit and an average hourly rate of \$130/hour, Davis Farr is proposing a fee of \$10,400 for the FY 2024-25 audit, an increase of approximately 22%. Four of the Southern Region LAFCOs that participated in a joint RFP for auditing services are in the same predicament. The consensus among the group is that the increased costs are reasonable in comparison to current industry rates to perform annual audits and the current firm's familiarity with LAFCOs would cause less of a demand on staff time during the audit process.

Given the reasons stated above, staff recommends the Commission continue to exercise its option to extend auditing services for one additional year, FY 2024-25 and direct staff to amend LAFCO's auditing services contract with Davis Farr, LLP for FY 2024-25 in an amount not-to-exceed \$10,400.

Staff Recommendation

1. Proceed to exercise its option to extend LAFCO's contract with Davis Farr, LLP for one additional year, FY 2024-25, and
2. Direct staff to extend and amend its contract with Davis Farr, LLP for auditing services for FY 2024-25 in an amount not-to-exceed \$10,400.

Staff Report

February 12, 2025

Agenda Item No. 9.d.

FY 2024-25 Mid-Year Budget Status Report

Summary: In accordance with Government Code Section 56381, and prior to the statutory requirement of June 15th, the Commission adopted a budget for FY 2024-25 on April 10, 2024. Consistent with prior years, staff herein presents a summary of budgetary revenues and expenses through the middle of the fiscal year, as well as projections for the end of the current fiscal year (FY 2024-25 ends on June 30, 2025).

This mid-year budget status report incorporates recent expenditure changes to provide an overview of the projected year-end position in comparison to the adopted budget. The projected year end expenditures in the budget categories are slightly under the adopted budget by nearly one-percent (*Total Expenditures* line item from enclosure). The most significant variances are described in more detail below.

Should projections bear out, at the end of Fiscal Year 2024-25 (June 30, 2025) and anticipating higher than projected revenues over the adopted budget, a savings of approximately seven percent will be achieved (*Net Operating Costs* line item from enclosure).

The following narrative description of the budget categories identifies significant variations from the adopted budget, followed by a spreadsheet providing details on all expenditure and revenue categories.

Expenditures:

Salaries and Employee Benefits: *The Salaries and Employee Benefits are expected to be below the adopted budget by 0.3%.*

Employee Salaries (50001): During each fiscal year's budget preparation, the salaries include projections based on an estimated annual cost of living increase (not-to-exceed five percent), and merit increases. The year-end projected salaries are estimated to be slightly above budget by \$4,000 or 0.5% due to small, unexpected variances.

Retirement (50015): As a LACERA participatory agency, LAFCO is subject to employer contribution rate increases. These rates are a percentage of salaries. This expense category included a one-percent increase to the employer contribution rate. During the current fiscal year, LACERA did change the employer contribution rates causing cost savings of approximately 4%.

Accrued Vacation and Sick Time Cashout (50016): Based on prior year payouts, the budget includes an estimated amount for accrued sick and vacation payouts similar to the prior fiscal year's year end expenditures. At the close of the fiscal year, this account is expected to be

slightly below the budgeted amount due to additional anticipated payouts anticipated through the end of the fiscal year.

OPEB—Existing Retirees (50022): This account reflects existing LAFCO retirees' other post-employment benefits (OPEB), which include the portion of benefits paid by LAFCO. There is a slight increase in OPEB costs for existing retirees, which is reflected in the projected year end.

Office Expenses: *Office Expenses are projected to be slightly above budgeted levels by 2.5%.*

Rent (50025): The Commission is in year three of its current five-year office lease. The lease calls for tenant payments of monthly common area maintenance (CAMs) charges. Due to an increase in CAMs for calendar year 2024, expenditures in this category are expected to be 1.8% over the adopted budget.

Computer Software (50029): Due to software compatibility issues with LAFCO's website annual costs were increased to provide monthly website support, thereby increasing expenses in this category.

Legal Notices (50042): This category is used as a placeholder for legal notices of public hearing items that are advertised in the general newspaper of circulation. This fiscal year, the volume of proposals filed with this office has increased and several of the agenda items for Commission meetings are public hearing items, requiring legal noticing. As a result, this category will be over budget by approximately 33%, which overall is negligible (~\$1,000).

Various Vendors (50061): This account includes charges from private vendors providing services to LAFCO on a regular basis. Payments for off-site storage are posted to this account and are the bulk of the expenses. This category will be slightly over budget due to an outlier expense to *ParcelQuest*, the vendor used by analysts to verify landowner information.

Miscellaneous—Other (50065): This account includes charges by the County of Los Angeles for the use of the Board room, County services such as County Assessor fees, County/Clerk/Registrar/Recorder fees, monthly bank charges, and other miscellaneous charges. Due to the higher volume of proposals, environmental filings by LAFCO as responsible agency have increased, causing expenses in this category to increase by approximately \$1,400, or 71.5%

Professional Services: *Professional Services are expected to be below budget by 7.6%.*

Legal Services (50076): LAFCO utilizes County Counsel for legal services. The amount listed in the attached spreadsheet reflects counsel invoices billed through December of 2024. Overall, legal services have been less than the prior fiscal year.

Payroll Service (50077.1): LAFCO uses an outside vendor for payroll services. Charges to this account are for inputting time, processing payroll and generating checks. At mid-year, the current payroll vendor is behind in billing, but is projected to be at budget by the end of FY 2024-25.

Contract Services (50078): A placeholder was included in the annual budget for miscellaneous contract services, which fluctuate from year to year. To date, and consistent with the Commission's Procurement Policy, expended funds reflect the cost for an outside vendor to prepare an Actuarial Valuation Report to assess the Other Post Employment Benefits (OPEB) liability of the Commission. Although there are cost savings in this account, the modest savings is of minimal impact to the overall budget.

Municipal Service Reviews (50078): A placeholder was included in the annual budget for contract services, which may be utilized during the current fiscal year. A consultant has been hired to conduct a digital survey among the cities of Los Angeles County to poll the cities' interest in sphere of influence updates and corresponding Municipal Service Reviews. Staff is working on a schedule to contract for a MSR before the close of FY 2024-25.

Expenditure Summary:

At the end of Fiscal Year 2024-25, staff anticipates that the total expenditures will be approximately 0.67% below budgeted expenditures of \$1,863,065.

Revenues: *Staff anticipates that revenues from filing fees (Applications/Proposals) will exceed the adopted budget by 57% due to higher than anticipated volume of fee generating proposals. Interest for funds held in the County Treasury is also higher than anticipated. These income categories are independent of assessments upon local agencies and the overall impact on the entire budget is modest.*

Filing Fees (40005): Although staff projects filing fee revenue within each year's budget, the actual number of proposals (applications) filed is entirely outside of staff's control. At mid-year, revenues are higher than budgeted. This is mostly attributable to the increase in filing fees effective July 1, 2023, followed by an increase in fee generating proposals.

Interest Income (40007): Since interest rates have increased beyond pre-pandemic 2019 levels, interest earnings exceed what is identified in the budget.

Local Agency Apportionment:

The Los Angeles County Auditor Controller has collected 100% of the FY 2024-25 local agency apportionment from local agencies in Los Angeles County (assessments collected from the County of Los Angeles, the cities of Los Angeles County, and the independent special districts of Los Angeles County).

Recommended Action:

1. Receive and file the Mid-Year Budget Status Report for FY 2024-25.

MID YEAR BUDGET STATUS FOR FISCAL YEAR 2024-25						
ACCT. #	ACCOUNT NAME	Adopted Final Budget FY 2024-25	Mid-Year Budget Status FY 2024-25	Mid-Yr % of FY 2024-25 Adopted Budget	Projected Year End (PYE) FY 2024-25	PYE % Variance From FY 2024-25 Adopted Budget
*Adopted 4/10/24 07/01/2024-12/31/2024						
EXPENSES						
50000	Salaries and Employee Benefits					
50001	Employee Salaries	\$ 875,000	\$ 439,417	50.2%	\$ 879,000	0.5%
50015	Employer Paid Pension Contribution	220,000	102,000	46.4%	211,000	-4.1%
50016	Accrued vacation and sick cashout	30,000	3,185	10.6%	25,000	-16.7%
50017	Commissioner Stipends	20,000	6,300	31.5%	16,800	-16.0%
50018	Worker's Compensation Insurance	16,000	0	0.0%	11,000	-31.3%
50019	Insurance (Health, Disability, Life)	168,000	90,315	53.8%	181,000	7.7%
50020	Payroll Taxes	17,000	8,234	48.4%	17,000	0.0%
50022	OPEB - Existing Retirees	22,000	11,487	52.2%	23,000	4.5%
Total Salaries & Employee Benefits		\$ 1,368,000	\$ 660,938	48.3%	\$ 1,363,800	-0.3%
50000A	Office Expense					
50025	Rent	\$ 146,100	\$ 72,095	49.3%	\$ 148,763	1.8%
50026	Communications	10,000	4,139	41.4%	10,000	0.0%
50027	Supplies	6,000	4,553	75.9%	6,000	0.0%
50029	Computer Software	8,000	5,418	67.7%	10,867	35.8%
50030	Equipment lease	5,500	2,841	51.7%	5,700	3.6%
50031	Employee & Guest Parking Fees	8,600	4,220	49.1%	8,440	-1.9%
50032	Property/Liability Insurance	25,000	22,800	91.2%	22,800	-8.8%
50033	Agency Membership Dues	15,600	15,643	100.3%	15,643	0.3%
50040	Information Technology/Programming	12,000	5,610	46.8%	11,220	-6.5%
50052	Legal Notices	3,000	2,007	66.9%	4,014	33.8%
50054	Postage	5,000	2,196	43.9%	5,000	0.0%
50056	Printing/Copy Charges	2,000	797	39.9%	2,000	0.0%
50057	Conferences/Travel - Commissioners	12,000	10,647	88.7%	12,000	0.0%
50058	Conference/Travel - Staff	12,000	9,823	81.9%	12,000	0.0%
50061	Various Vendors	15,000	9,819	65.5%	17,169	14.5%
50065	Miscellaneous - Other	2,000	2,185	109.3%	3,435	71.8%
50067	Misc. Computer Equipment	3,000	1,304	43.5%	3,000	0.0%
Total Office Expenses		\$ 290,800	\$ 176,097	60.6%	\$ 298,051	2.5%
50000C	Professional Services					
50076	Legal services	95,000	30,144	31.7%	80,000	-15.8%
50077	Accounting & Bookkeeping	20,000	12,248	61.2%	20,000	0.0%
50077.2	Audit/Financial Statements	8,265	8,400	101.6%	8,400	1.6%
50077.1	Payroll Service	9,000	1,406	15.6%	9,000	0.0%
50078	Contract Services	2,000	1,395	69.8%	1,395	-30.3%
50081	Municipal Service Reviews	70,000	4,988	7.1%	70,000	0.0%
Total Professional Services		\$ 204,265	\$ 58,581	28.7%	\$ 188,795	-7.6%
TOTAL EXPENDITURES		\$ 1,863,065	\$ 895,616	48.1%	\$ 1,850,646	-0.67%

MID YEAR BUDGET STATUS FOR FISCAL YEAR 2024-25						
ACCT. #	ACCOUNT NAME	Adopted Final Budget FY 2024-25	Mid-Year Budget Status FY 2024-25	Mid-Yr % of FY 2024-25 Adopted Budget	Projected Year End (PYE) FY 2024-25	PYE % Variance From FY 2024-25 Adopted Budget
*Adopted 4/10/24 07/01/2024-12/31/2024						
40000	REVENUES					
40005	Filing Fees	\$ 105,000	\$ 141,550	134.8%	\$ 165,000	57.1%
40007	Interest Income	35,000	63,122	180.3%	81,122	131.8%
Total Revenues		\$ 140,000	\$ 204,672	146.2%	\$ 246,122	75.8%
NET OPERATING COSTS		\$ 1,723,065	\$ 690,944	40.1%	\$ 1,604,524	-6.9%
Local Agency Apportionment		FY 2024-25 Final Budget Estimates*				
40001	City of Los Angeles	265,091	265,091	100.0%	265,091	0.0%
40002	County of Los Angeles	662,718	662,718	100.0%	662,718	0.0%
40003	Other Cities (87)	397,628	397,628	100.0%	397,628	0.0%
40004	Special Districts	397,628	397,628	100.0%	397,628	0.0%
Total Local Agency Apportionment		\$ 1,723,065	\$ 1,723,065	100.0%	\$ 1,723,065	0.0%

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

Staff Report

February 12, 2025

Agenda Item No. 9.e.

FY 2024-25 Mid-Year Investment Status Report

Background: Commission funds are held in three accounts: an operating account, an operating reserve account in the County Treasury, and a separate government entity bank account used to pay the Commission's monthly operating expenses. The County Auditor-Controller collects the LAFCO apportionment, consistent with Government Code Section 56381.6, which is deposited into the Commission's operating account. Each month, funds are transferred from the operating account to the Commission's government entity bank account to pay the Commission's operating expenditures, consistent with Commission-approved appropriations.

Commission funds held in the County Treasury accrue interest. All interest earnings are included in the Commission's budget under Interest Income (40007).

In addition, in May of 2018, the Commission established an Other-Post-Employment-Benefits (OPEB) Trust fund to reduce its unfunded OPEB liability. LAFCO funds for its OPEB liability are held in the California Public Employees' Retirement System (CalPERS)—California Employers' Retirement Benefit Trust (CERBT) Fund. While the funds held in CERBT do not accrue interest, per se, the balance in the CERBT account fluctuates, based upon the earnings of CERBT's investments.

This report identifies the mid-year status of investment earnings as well as the status of LAFCO's holdings in the CERBT account.

Interest Earnings:

Consistent with the Investment Policy (adopted by the Commission in 2017), staff provides the Commission with periodic reports on the status of investment income.

In calendar year 2024, the average earning rate for those funds held in the County Treasury is 4.02%. In April of 2024, the monthly earning rate reached a record high of 4.21%, and the following month slowly began to decrease. At the beginning of the current fiscal year, the average earning rate was at 4.11%. As of December 31, 2024, the earning rate was 3.72%. Interest income accrued since the beginning of the fiscal year through the most recent Monthly Report of Investments is approximately \$63,000. Projected year-end interest income is expected to be significantly above the amount approved in the Commission's annual budget for FY 2024-25 by approximately \$46,000. As noted separately (in the Mid-Year Budget Status Report, Agenda Item 9.d.), staff projects that investment income at the end of the current fiscal year (June 30, 2025) will be \$81,000 whereas the amount projected in the adopted budget is \$35,000.

CERBT investment earnings for the current fiscal year have accrued at a net return of 4.06%. At the beginning of the fiscal year, the CERBT balance was \$683,263. As of December 31, 2024, the CERBT account balance was \$707,623.

Recommended Action:

Staff recommends that the Commission:

1. Receive and file the Mid-Year Investment Status Report for FY 2024-25.

Staff Report

February 12, 2025

Agenda Item No. 9.f.

Statements of Economic Interests - Form 700 Filing

Every elected official and public employee who makes or influences governmental decisions is required to submit a Statement of Economic Interest, also known as the Form 700. The Form 700 provides transparency and ensures accountability in two ways:

1. It provides necessary information to the public about an official's personal financial interests to ensure that officials are making decisions in the best interest of the public and not enhancing their personal finances.
2. It serves as a reminder to the public official of potential conflicts of interest so the official can abstain from making or participating in governmental decisions that are deemed conflicts of interest.

All Commissioners with a few exceptions (Los Angeles County Board of Supervisors) are required to prepare, sign, and file a Form 700 with LAFCO for this year's report (for Calendar Year 2024), upon assuming office, and leaving office.

Each Commissioner should have received an e-mail, by February 1, 2025, from the County of Los Angeles (COI Division) with a link to a new online Form 700 filing system (e-Disclosure) with login credentials. Once logged into this new system, you will have access to tutorials on how to file your Form 700 and complete your Form 700. "Hard copies" of your Form 700 will still be accepted by the due date at the LAFCO office, but it is strongly suggested that you file your Form 700 online.

If you have not received an e-mail from the COI Division, please contact Alisha O'Brien (Analyst) immediately at aobrien@lalafco.org.

The following forms and pertinent documents are available at <https://www.fppc.ca.gov/Form700.html>, through the e-Disclosure online portal, or forms/documents can be provided to you by request, as follows:

- Form 700 (2024-2025)
- 2024-2025 Form 700 Reference Pamphlet
- Limitations and Restrictions on Gifts, Honoraria, Travel & Loans Fact Sheet

Our LAFCO Conflict of Interest Code is available on the LAFCO website under Transparency.

The completed Form 700 can be submitted through the County of Los Angeles (COI Division) web portal (e-Disclosure) or received as “hard copies” at the LAFCO Office no later than **April 1, 2025**. Any hard copies filed with the LAFCO Office will be forwarded to the Los Angeles County Executive Office on your behalf.

RECOMMENDED ACTION:

1. The Commission receive and file the Statements of Economic Interests - Form 700 Filing report.

Staff Report

February 12, 2025

Agenda Item No. 9.g.

As-Needed Alternate Legal Counsel

Government Code Section 56384 (b) of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (“Act”) provides that the Commission may appoint alternate legal counsel when LAFCO's regularly-appointed legal counsel, the Los Angeles Office of the County Counsel, is subject to a conflict of interest on a matter before the Commission. Staff is recommending a three year extension to the existing contracts for the Commission's alternate legal counsel.

The purpose of having alternate legal counsel is to avoid real or potential conflicts of interest. The Commission has contracted with alternate legal counsel firms on a “stand-by” basis, with multiple contracted firms available in the event any of the firms has a potential conflict of interest. None of the firms is authorized to proceed, unless and until directed to do so by the Executive Officer.

In 2012, the Commission issued a Request for Statements of Qualifications and a total of eight (8) responses were submitted to LAFCO prior to the deadline. On June 12, 2013, the Commission approved separate three-year contracts with five (5) law firms to serve as as-needed alternate legal counsel to the Commission.

On June 8, 2016, the Commission extended the contracts, for three additional years, with four (4) of the law firms. Due to the retirement of an attorney with LAFCO expertise, the Commission chose not to renew a contract with one law firm.

On February 13, 2019, the Commission extended the contracts, for three additional years, with three of the law firms:

- Best Best & Krieger (Paula de Sousa, San Diego office);
- Nossaman LLP (Lloyd W. "Bill" Pellman, Los Angeles office); and
- Sloan Sakai LLP (formerly Renne Sloane Holtzman Sakai LLP and formerly Miller & Owen; Nancy C. Miller, Sacramento office).

On May 11, 2022, the Commission extended the contracts, for three additional years, with these same three firms.

Since 2013, LAFCO has engaged an as-needed alternate legal counsel once. In that case, alternate counsel was needed due to the County Counsel's conflict of interest relative to a proposed annexation into the City of Palmdale (the proposal was recently withdrawn by the applicant). For that item, having as-needed alternate legal counsel in place allowed LAFCO to proceed quickly, and staff was very satisfied with the professionalism, competence, and responsiveness by Nancy Miller of Sloane Sakai.

The above as-needed alternate legal counsel contracts will expire on May 11, 2025. For this reason, staff is recommending that the Commission authorize the Executive Director to seek three-year extensions with the four firms currently serving as alternate legal counsel. Other than extending the term of each contract for three years, and adjusting the billing rates (to reflect 2022 billing rates as opposed to 2019 billing rates), all other provisions of the contracts would remain the same. Upon concluding negotiations with the three firms, and consistent with the Commission's Procurement Policy, staff will agendaize contract extensions for the Commission's approval at a future meeting.

Staff has conferred with representatives of all three firms, all of whom expressed a desire to continue their respective service as an as-needed alternate legal counsel to LAFCO.

Recommended Action:

1. Direct the Executive Officer to negotiate contract amendments, for a new term of three years and adjusting billing rates, with no other changes, with the law firms of Best Best & Krieger; Nossaman LLP; and Sloane Sakai LLP; to bring back the contracts to the Commission for approval at a future meeting; and to execute the contract amendments.