



Local Agency Formation Commission
for the County of Los Angeles

Voting Members

Donald Dear
Chair

Gerard McCallum
1st Vice-Chair

Margaret Finlay
2nd Vice-Chair

John Lee
John Mirisch
Kathryn Barger
Lindsey Horvath
Maureen Tamuri
Robert Lewis

Alternate Members

Angie Reyes English
Anthony Bell
Hilda Solis
Imelda Padilla
Micah Ali
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, March 12th, 2025
9:00 a.m.

Board Hearing Room 381-B
Kenneth Hahn Hall of Administration
500 West Temple Street, Los Angeles 90012

REVISED

The previously agendized Teleconference/Physical Location

**South Coast Air Quality Management District
Conference Room CC7
21865 Copley Drive
Diamond Bar, CA 91765**

WILL NOT BE AVAILABLE AND IS HEREBY CANCELED



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Conference Room CC7
21865 Copley Drive
Diamond Bar, CA 91765

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

Entrance to the Commission Meetings requires entry through security screening at any of the public entrances to the Kenneth Hahn Hall of Administration (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: 2534 745 0930 (English)

Password: 782542

OR TO LISTEN VIA WEB AND PROVIDE COMMENT:

<https://lacountyboardofsupervisors.webex.com/lacountyboardofsupervisors/j.php?MTID=m7beef71416d5b536fdd22ee99e143ff2>

Password: public

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

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

1. CALL MEETING TO ORDER

- a. Commissioner(s) request to participate remotely pursuant to Government Code § 54953(f): Margaret Finlay and John Mirisch.
- b. Commissioner(s) request to participate remotely pursuant to Government Code § 54953(b): Micah Ali.

2. PLEDGE OF ALLEGIANCE WILL BE LED BY CHAIR DEAR

3. DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

4. SWEARING-IN OF SPEAKER(S)

5. PUBLIC COMMENT

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

6. CONSENT ITEM(S)

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

- a. Approve Minutes of February 12, 2025.
- b. Approve Operating Account Check Register for the month of February, 2025.
- c. Receive and file Update on Pending Proposals.
- d. Legislative Update
- e. Executive Officer's Written Report. (None.)
- f. Information Item(s) – Government Code § 56751 (city proposal). (None.)
- g. Information Item(s) – Government Code § 56857 (district proposal)
 - i. Annexation No. 2025-03 to the Los Angeles County Waterworks District No. 40, Antelope Valley (Rodeo Credit Enterprises filed an application on behalf of landowner).
- h. Miscellaneous Communications.
 - i. Letter of February 12, 2025 from Paul Novak to California Association of Local Agency Formation Commissions (CALAFCO) Board President Gay Jones.
 - ii. Letter of February 25, 2025 from CALFACO Board President Gay Jones and CALAFCO Interim Executive Officer José C. Henríquez to the Commission.
- i. Annexation No. 1131 to Santa Clarita Valley Sanitation District of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.
- j. Annexation No. 104 to the County Sanitation District No. 20 of Los Angeles County and Mitigated Negative Declaration.
- k. Annexation No. 446 to the County Sanitation District No. 22 of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.
- l. Annexation No. 1135 to Santa Clarita Valley Sanitation District of Los Angeles County, and California Environmental Quality Act (CEQA) exemption.

7. PUBLIC HEARING(S)

- a. Proposed Draft Budget for Fiscal Year (FY) 2025-26

8. PROTEST HEARING(S)

- a. None.

9. OTHER ITEMS

- a. None.

10. REQUESTED POSITION(S) ON LEGISLATION

- a. Request to Support Assembly Bill 259 (Rubio)

11. COMMISSIONERS' REPORT

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

12. **EXECUTIVE OFFICER’S REPORT**

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

13. **PUBLIC COMMENT**

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

14. **FUTURE MEETINGS**

April 8, 2025
May 14, 2025
June 11, 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

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

Alternate Members

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

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

February 12, 2025

Present:

Donald Dear, Chair

Margaret Finlay
John Lee
Robert Lewis
Gerard McCallum
John Mirisch

Anthony Bell, Alternate
Wendy Celaya, Alternate

Paul Novak, Executive Officer
Tiffani Shin, Legal Counsel

Absent:

Kathryn Barger
Lindsey Horvath

Micah Ali, Alternate
Imelda Padilla, Alternate
Angie Reyes English, Alternate
Hilda Solis, Alternate

Vacant:

San Fernando Valley, Voting Member

1 CALL MEETING TO ORDER

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

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

(None).

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Dear.

3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

(None).

ANNOUNCEMENTS

The Executive Officer (EO) announced that the agenda for today's meeting was posted on the LAFCO website and at the Kenneth Hahn Hall of Administration on Wednesday, February 5, 2025, in accordance with State law.

The EO indicated that after the posting of the Agenda, Orange County LAFCO Commissioner Derek McGregor submitted a letter to LAFCO, and all Commissioners received a copy of that letter.

4 SWEARING-IN OF SPEAKER(S)

The EO swore-in five (5) members of the audience who planned to testify, in-person, and one (1) member of the audience who planned to testify remotely.

5 PUBLIC COMMENT

(None).

6 CONSENT ITEM(S)

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

- a. Approved Minutes of November 13, 2024.
- b. Approved Operating Account Check Register for the months of November 2024; December 2024; and January 2025.

- 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).
 - 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. Adopted 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. 2025-01RMD.
- j. Adopted 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. 2025-02RMD.
- k. Adopted 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. 2025-03RMD.

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

The Commission moved to Agenda Item 7.b.

7 PUBLIC HEARING(S)

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

Doug Dorado (Senior Government Analyst) summarized the staff report on this item.
The public hearing was opened to receive testimony on the annexation.

Three (3) members of the public testified, remotely, and were in favor of the annexation and thanked the Commission for their consideration approving Annexation No. 2023-07 to the City of Duarte.

Dr. Gene Malone (resident of Royal Oaks)
Jim Lawler (resident of Royal Oaks)
Pat Evans (resident of Royal Oaks)

One (1) member of the public testified, in-person, and was in favor of the annexation and thanked the Commission for their consideration approving Annexation No. 2023-07 to the City of Duarte:

Andrew Smith (Former Executive Director, Royal Oaks)

[Commissioner Lee arrived at 9:10 a.m.]

Commissioner Finlay indicated that she was very happy that the residents of Royal Oaks will be annexed into the City of Duarte and part of the City of Duarte community.

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

The Commission took the following action:

- Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 2023-07 to the City of Duarte, Amendment to the City of Bradbury and the City of Duarte Spheres of Influence; Resolution No. 2025-04RMD.

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

The Commission moved back to Agenda Item 7.a.

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- 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).

Alisha O'Brien (Government Analyst) summarized the staff report on this item.

The public hearing was opened to receive testimony on the annexation.

James Troyer (representative of the landowner Elizabeth Kho) thanked staff members for processing this reorganization.

Landowner Elizabeth Kho indicated that James Troyer suggested that the three (3) properties should be within one (1) jurisdictional boundary, they therefore submitted an application with LAFCO for reorganization to have the one (1) parcel that is within the City of Arcadia detach from the City of Arcadia and annex to the City of Monrovia.

The Commission asked questions and the EO answered their questions to their satisfaction.

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

The Commission took the following action:

- Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Reorganization No. 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); Resolution No. 2025-05RMD.

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

8 PROTEST HEARING(S)

(None).

9 OTHER ITEMS

- a. Procurement and Reporting Annual Report for 2024.

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

The Commission took the following action:

- Received and filed the Procurement and Reporting Policy Annual Report for 2024.

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

9 OTHER ITEMS

- 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.

The EO summarized the staff report on this item.

The Commission asked questions and the EO answered their questions to their satisfaction.

The Commission took the following actions:

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

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

The Commission took the following action:

- Directed the Executive Officer to create a successor agency or a “coalition of Southern LAFCOs” with Orange, San Diego, Riverside, and Los Angeles LAFCOs to establish

Legislative representation in Sacramento, monitoring of legislation, and provide Commissioner, staff, and legal counsel educational training.

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

[Commissioner Lee left at 10:00 a.m.]

9 OTHER ITEMS

c. Audit Contract Amendment.

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

The Commission took the following actions:

- Proceeded to exercise its option to extend LAFCO's contract with Davis Farr, LLP for one additional year, FY 2024-25, and
- Directed 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.

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

9 OTHER ITEMS

d. Fiscal Year 2024-25 Mid-Year Budget Status Report.

The Commission took the following action:

- Received and filed the Mid-Year Budget Status Report for FY 2024-25.

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

9 OTHER ITEMS

- e. Fiscal Year 2024-25 Mid-Year Investment Status Report.

The Commission took the following action:

- Received and filed the Mid-Year Investment Status Report for FY 2024-25.

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

9 OTHER ITEMS

- f. Statements of Economic Interests – Form 700 Filing.

The Commission took the following action:

- Received and filed the Statements of Economic Interests - Form 700 Filing report.

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

Note: The Commission made one motion under Agenda Item Nos. 9.d., 9.e., and 9.f.

9 OTHER ITEMS

- g. As-Needed Alternate Legal Counsel.

The EO summarized the staff report on this item.

The Commission took the following action:

- Directed the Executive Officer to negotiate contract amendments, for a new term of three (3) 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.

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

10 REQUESTED POSITION(S) ON LEGISLATION

(None).

11 COMMISSIONERS' REPORT

Commissioner Lewis noted that he will be attending the Annual Association of California Water Agencies (ACWA) 2025 Conference in Washington D.C., February 25th through February 27th. Commissioner Lewis indicated that if any Commissioners are interested in discussing water-related matters with him to discuss at the conference, please find him after the Commission meeting.

12 EXECUTIVE OFFICER'S REPORT

The EO thanked the Commissioners for cancelling the January 8, 2025, meeting due to the wildfires, and he also thanked the Los Angeles County Chief Executive Office for hosting today's meeting in an alternate location.

13 PUBLIC COMMENT

(None).

14 FUTURE MEETINGS

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

15 ADJOURNMENT

Chair Dear adjourned the meeting at 10:12 a.m.

Respectfully submitted,

Paul Novak, AICP
Executive Officer

1:21 PM

03/04/25

Accrual Basis

LA LAFCO

Register Report

February 2025

Type	Date	Num	Name	Paid Through	Amount	Balance
Feb 25						
Bill Pmt -Check	02/03/2025	12062	California Assoc of ...		-500.00	-500.00
Bill Pmt -Check	02/03/2025	12063	CTS Clouds LLC		-1,035.00	-1,535.00
Bill Pmt -Check	02/03/2025	12064	FedEx		-28.95	-1,563.95
Bill Pmt -Check	02/03/2025	12065	LACERA		-26,200.51	-27,764.46
Bill Pmt -Check	02/03/2025	12066	ODP Business Solut...		-221.34	-27,985.80
Bill Pmt -Check	02/03/2025	12067	Quadient Finance U...		-400.00	-28,385.80
Bill Pmt -Check	02/03/2025	12068	Printing and Copy St...		-125.69	-28,511.49
Bill Pmt -Check	02/03/2025	12069	Yvonne Green CPA		-270.00	-28,781.49
Bill Pmt -Check	02/03/2025	12070	FedEx		-28.08	-28,809.57
Check	02/03/2025	WIRE	TRPF 80 South Lak...		-12,102.54	-40,912.11
Bill Pmt -Check	02/03/2025	12071	LACERA-OPEB		-1,924.83	-42,836.94
Check	02/13/2025	DD	Paychex		-75.06	-42,912.00
Check	02/14/2025	DD	Federal Tax Deposit		-6,347.71	-49,259.71
Check	02/14/2025	DD	State Income Tax		-1,961.44	-51,221.15
Check	02/14/2025	DD	Ambar De La Torre		-2,946.95	-54,168.10
Check	02/14/2025	DD	Douglass S Dorado		-4,067.52	-58,235.62
Check	02/14/2025	DD	Adriana Romo		-4,981.80	-63,217.42
Check	02/14/2025	DD	Adriana L Flores		-1,328.63	-64,546.05
Check	02/14/2025	DD	Taylor J Morris		-2,590.36	-67,136.41
Check	02/14/2025	DD	Paul A Novak		-7,160.24	-74,296.65
Check	02/14/2025	DD	Alisha O'Brien		-2,852.26	-77,148.91
Check	02/14/2025	DD	Paychex		-161.03	-77,309.94
Bill Pmt -Check	02/20/2025	12072	ATT		-238.40	-77,548.34
Bill Pmt -Check	02/20/2025	12073	Certified Records M...		-1,224.78	-78,773.12
Bill Pmt -Check	02/20/2025	12074	Charter Communica...		-449.91	-79,223.03
Bill Pmt -Check	02/20/2025	12075	FedEx		-34.78	-79,257.81
Bill Pmt -Check	02/20/2025	12076	Los Angeles County...		-1,500.00	-80,757.81
Bill Pmt -Check	02/20/2025	12077	Meijun		-300.00	-81,057.81
Bill Pmt -Check	02/20/2025	12078	ODP Business Solut...		-285.42	-81,343.23
Bill Pmt -Check	02/20/2025	12079	The Lincoln National		-337.81	-81,681.04
Bill Pmt -Check	02/20/2025	12080	Total Compensation...		-697.50	-82,378.54
Bill Pmt -Check	02/20/2025	12081	Wells Fargo-Elite C...		-4,985.85	-87,364.39
Bill Pmt -Check	02/20/2025	12082	FedEx		-27.03	-87,391.42
Bill Pmt -Check	02/20/2025	12083	SP Plus Corporation		-630.00	-88,021.42
Bill Pmt -Check	02/20/2025	12084	ODP Business Solut...		-489.11	-88,510.53
Bill Pmt -Check	02/20/2025	12085	Canon Financial Ser...		-223.93	-88,734.46
Check	02/27/2025	DD	Wells Fargo-Elite C...		-1,764.67	-90,499.13
Check	02/28/2025	DD	Federal Tax Deposit		-6,600.20	-97,099.33
Check	02/28/2025	DD	State Income Tax		-1,961.44	-99,060.77
Check	02/28/2025	DD	Ambar De La Torre		-2,946.95	-102,007.72
Check	02/28/2025	DD	Adriana L Flores		-1,356.36	-103,364.08
Check	02/28/2025	DD	Douglass S Dorado		-4,067.52	-107,431.60
Check	02/28/2025	DD	Taylor J Morris		-2,590.36	-110,021.96
Check	02/28/2025	DD	Paul A Novak		-7,160.24	-117,182.20
Check	02/28/2025	DD	Alisha O'Brien		-2,899.60	-120,081.80
Check	02/28/2025	DD	Adriana Romo		-4,981.80	-125,063.60
Check	02/28/2025	90269...	Anthony E Bell		-138.52	-125,202.12
Check	02/28/2025	DD	Wendy Celaya		-277.05	-125,479.17
Check	02/28/2025	DD	Donald Dear		-138.52	-125,617.69
Check	02/28/2025	90269...	Margaret E Finlay		-138.52	-125,756.21
Check	02/28/2025	DD	John S Lee		-138.52	-125,894.73
Check	02/28/2025	DD	Robert W Lewis		-277.05	-126,171.78
Check	02/28/2025	DD	Gerard McCallum II		-277.05	-126,448.83
Check	02/28/2025	DD	John A Mirisch		-182.92	-126,631.75
Check	02/28/2025	DD	Paychex		-224.58	-126,856.33
Feb 25					-126,856.33	-126,856.33

AGENDA ITEM NO. 6.c. March 12, 2025						
PENDING PROPOSALS As of March 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 Chandeaur 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/Auditor's 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	5/31/2003	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

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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 of 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

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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	AOB	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	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	DD	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 of 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 02-10-25 Incomplete filing: approved map and geographic description, CEQA, property tax transfer resolution is missing.	1/14/2025	Unknown
68	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1139	Los Angeles County Sanitation Districts	25.47 acres of uninhabited territory. The affected territory is located approximately 338 feet northeast of the intersection of via Princessa and Whites Canyon Road, all within the City of Santa Clarita.	Notice of Filing sent 02-11-25 Incomplete filing: property tax transfer resolution is missing.	1/10/2025	Unknown
69	AD	Santa Clarita Valley Sanitation District of Los Angeles County Annexation 1141	Los Angeles County Sanitation Districts	1.18 acres of uninhabited territory. The affected territory is located on the west side of Sand Canyon Road approximately 326 feet south of Comet Way, all within the City of Santa Clarita.	Notice of Filing sent 02-11-25 Incomplete filing: property tax transfer resolution is missing.	1/10/2025	Unknown
70	AD	Annexation 461 to District no. 16	Los Angeles County Sanitation Districts	10.13 acres of uninhabited territory. The affected territory is located on the north side of West Avenue I at 42nd Street West, all within the City of Lancaster.	Notice of Filing sent 02-11-25 Incomplete filing: property tax transfer resolution is missing.	1/10/2025	Unknown

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71	AD	Annexation 302 to District no. 15	Los Angeles County Sanitation Districts	0.36 acres of uninhabited territory. The affected territory is located on the west side of Goodall Avenue at Pamela Road, all within the Los Angeles County Unincorporated Territory.	Notice of Filing sent 02-11-25 Incomplete filing: property tax transfer resolution is missing.	1/11/2025	Unknown
72	AD	Annexation 33 to District no. 16	Los Angeles County Sanitation Districts	4.52 acres of uninhabited territory. The affected territory is located southeast of Hartwood Point Drive approximately 700 feet north of New York Drive, all within the City of Pasadena.	Notice of Filing sent 02-11-25 Incomplete filing: property tax transfer resolution is missing.	1/11/2025	Unknown
73	AOB	Annexation No. 2025-03 to the Los Angeles County Waterworks District No. 40, Antelope Valley	Behrouz Aframian (Rodeo Credit Enterprises filed on behalf of Landowner)	28.5 acres of uninhabited territory. The affected territory is located at the northwest corner of Avenue J and 35th Street East, all within the City of Lancaster.	Notice of Filing sent 02-25-25 Incomplete filing: property tax transfer resolution is missing; approved map and description.	2/20/2025	Unknown
74	DD	Reorganization No. 2024-03 to the City of La Verne (21-774)	City of La Verne	.459 acres of unincorporated territory. The affected territory is located south of Baseline Road between St Mark Avenue and Dawn Avenue, in Los Angeles County unincorporated territory adjacent to the City of La Verne.	Notice of Filing sent 2-26-25 Incomplete filing: property tax transfer resolution, limiting address map, approved map and geographic description	2/26/2025	Unknown

Staff Report
March 12, 2025

Agenda Item No. 6.d.
Legislative Update

The Legislature reconvened on January 3, 2025.

Staff has identified the following bills which may impact LAFCOs:

- **AB 259 (Rubio):** Assemblywoman Blanca Rubio’s AB 259 would remove the sunset on AB 2449 (Rubio, 2449), which amended the Brown Act to authorize additional procedures for LAFCO commissioners to participate remotely in meetings. AB 259 is pending before the Assembly Local Government Committee. (see additional information in Agenda Item 10.a.). The bill is with the Senate Local Government Committee, awaiting the scheduling of a committee meeting.
- **SB 598 (Durazo):** Introduced on February 20, 2025, Senator Maria Elena Durazo’s SB 598 would make one non-substantive change to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code §56000 *et seq*). Staff understands that this bill will likely be amended in a manner wherein LAFCOs will not be impacted. The bill is with the Rules Committee, awaiting assignment to a committee.
- **SB 634 (Perez):** Introduced on February 20, 2025, the intent of Senator Sasha Perez’ SB 634 is to “enact legislation relating to local government.” The Legislative Counsel’s digest for the bill references the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code §56000 *et seq*). Staff understands that this bill will likely be amended in a manner wherein LAFCOs will not be impacted. The bill is with the Rules Committee, awaiting assignment to a committee.
- **SB 740 (Rubio):** Existing law requires a municipal water agency to notify LAFCO in writing, within thirty (30) days, if it enters into an agreement or amends an existing agreement to provide stormwater management services. Senator Susan Rubio’s SB 740 would extend the deadline to forty (40) days. The bill is with the Rules Committee, awaiting assignment to a committee.

Recommended Action:

Staff recommends that the Commission:

1. Receive and file the Legislative Update.

SENATE BILL

No. 634

Introduced by Senator Pérez

February 20, 2025

An act relating to local government.

LEGISLATIVE COUNSEL'S DIGEST

SB 634, as introduced, Pérez. Local government.

Existing law provides for the formation and powers of various local governments, including counties and cities. Existing law, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, provides the sole and exclusive authority and procedure for the initiation, conduct, and completion of changes of organization and reorganization for cities and districts.

This bill would state the intent of the Legislature to enact legislation relating to local government.

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

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

1 SECTION 1. It is the intent of the Legislature to enact
2 legislation relating to local government.

O

Staff Report

March 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 2025-03 to Los Angeles County Waterworks District No. 40,
Antelope Valley**

Description: Rodeo Credit Enterprises filed an application on behalf of the landowner, Behrouz Aframian, to annex 28.5± acres of vacant land to Los Angeles County Waterworks District No. 40, Antelope Valley.

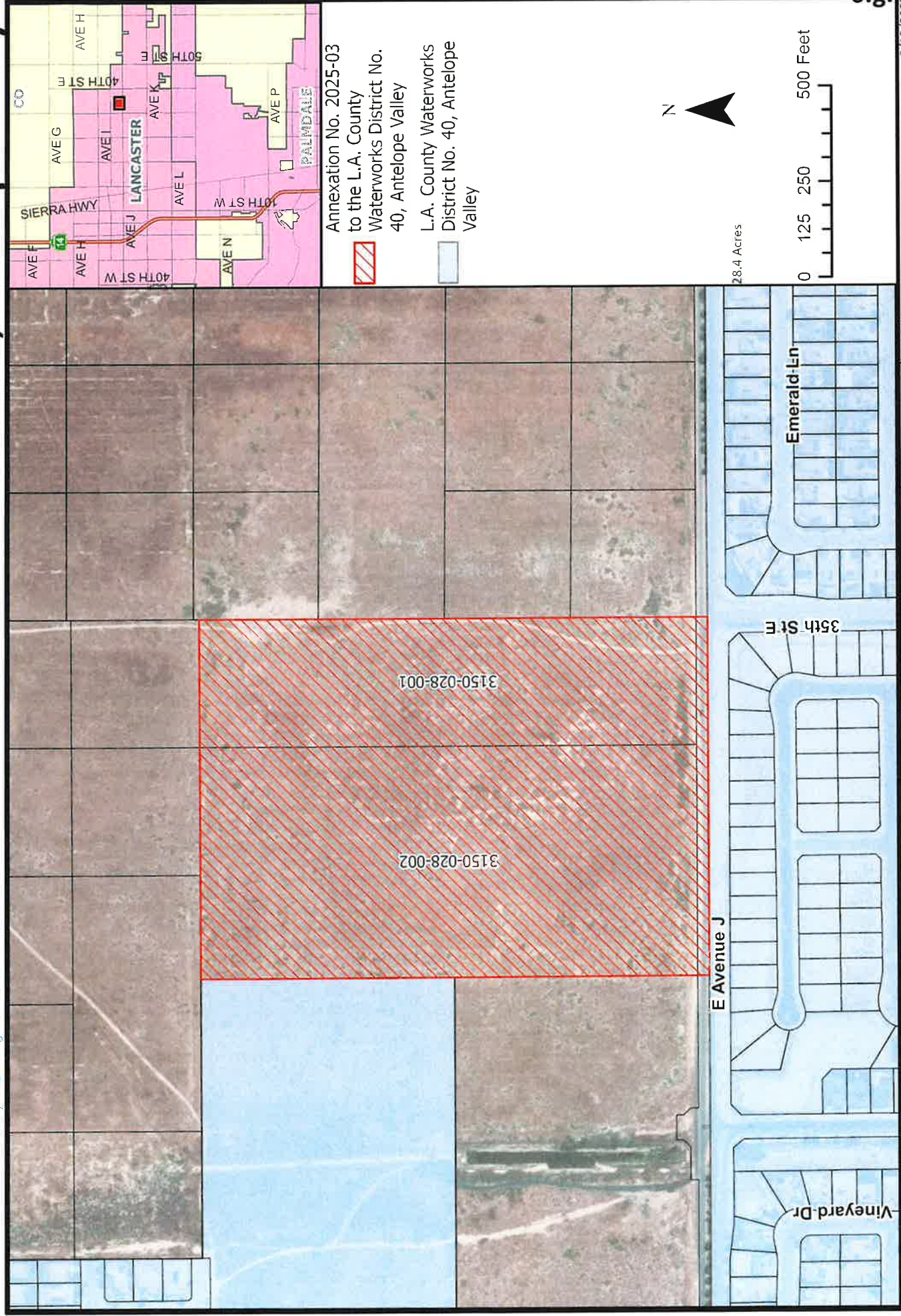
Location: The project site is located at the northwest corner of Avenue J and 35th Street East, all within the City of Lancaster.

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

RECOMMENDED ACTION:

1. The Commission receive and file the information item.

Annexation No. 2025-03 to the L.A. Co. Waterworks District No. 40, Antelope Valley





Local Agency Formation Commission
for the **County of Los Angeles**

Voting Members

Donald Dear
Chair

Gerard McCallum
1st Vice-Chair

Margaret Finlay
2nd Vice-Chair

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

Alternate Members

Angie Reyes English
Anthony Bell
Hilda Solis
Imelda Padilla
Micah Ali
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

February 12, 2025

Ms. Gay Jones
Chair
CALAFCO Board of Directors
c/o Sacramento LAFCO
1112 I Street
Suite 100
Sacramento, CA 95814

via email (h2ogay@pacbell.net) and U.S. Mail

Dear Gay:

At its meeting this morning, the Local Agency Formation Commission for the County of Los Angeles—by unanimous vote—decided not to renew its CALAFCO membership for Fiscal Year 2025-2026. This letter serves as formal notice that LA LAFCO will not renew its membership, effective on July 1, 2025. This notice is being provided now to inform CALAFCO of LA LAFCO's future non-payment of member dues.

This decision reflects continued concerns about CALAFCO's lack of transparency and notice, failure to provide its core services, and a disregard for the views of member LAFCOs.

From now until June 30, 2025, as a current member in good standing, LA LAFCO intends to fully participate in CALAFCO matters, including the upcoming Staff Workshop in Temecula.

Should you have any questions concerning this matter, please do not hesitate to contact me at (626) 204-6500.

Sincerely,

Paul A. Novak, AICP
Executive Officer

Copy to: José Henriquez, Interim Executive Director, CALAFCO (via email
(henriquezj@saccounty.gov) and U.S. Mail)



February 24, 2025

Los Angeles LAFCO
80 South Lake Ave., Suite 870
Pasadena, CA 91101

'25MAR03 01:24PM

LAFCO RCUD'

Chair Dear, Commissioners, and Executive Officer Novak:

On behalf of the CALAFCO Board of Directors, we acknowledge receipt of your letter dated February 12, 2025 regarding the non-renewal of your CALAFCO membership for FY 2025-26. While we are disappointed in Los Angeles LAFCO's decision to leave the Association, we fully respect your determination to make choices that align with the needs of your commission.


As CALAFCO undergoes significant internal reorganization, we are focused on strengthening our viability and resiliency, rebuilding trust among members, refining our mission and purpose, and implementing Association best practices at the state level. The Board and specialized transition team are driving these changes, and we hope the recent reforms that reflect your input as well as other member LAFCOs, and ongoing reforms, demonstrate our commitment to a stronger, more effective Association.

We recognize and deeply appreciate the significant contributions Los Angeles LAFCO's staff and commissioners have made to CALAFCO over the years. Through staffing the various committees including legislative, workshop and conference, hosting events, the efforts of your current Executive Officer in shepherding legislation through the Legislature, Commissioners serving on the Board and staff serving as southern regional officer, your dedication, volunteerism, and leadership have helped shape our Association.

At a time in our history when the Association was going through significant change, Commissioner Gladbach successfully led CALAFCO through those changes as Board President (and later received the Lifetime Achievement Award). We are grateful for your engagement in advancing the mission of LAFCOs statewide. And we are proud of the numerous CALAFCO Achievement Awards earned by Los Angeles LAFCO over the years (including but not limited to three-times Outstanding LAFCO Professional, Outstanding LAFCO Clerk, two Most Effective Commission, and two Lifetime Achievement).

Los Angeles LAFCO has always been a leader in local government issues, and we desire to remain partners with you in addressing local government and LAFCO issues going forward, both now and in the future. It is our fervent hope that you will reconsider your CALAFCO membership for FY 2026-27.

Respectfully,



Gay Jones
CALAFCO Board President



José C. Henríquez
CALAFCO Interim Executive Director

CC: CALAFCO Board of Directors

Staff Report

March 12, 2025

Agenda Item No. 6.i.

Annexation No. 1131 to the Santa Clarita Valley Sanitation District of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	0.46± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	Santa Clarita Valley Sanitation District of Los Angeles County
Resolution:	February 20, 2024
Application Filed with LAFCO:	May 16, 2024
Certificate of Filing:	February 25, 2025
Location:	The affected territory is located approximately 600 feet east of Pine Street and approximately 1,500 feet south of Newhall Avenue.
City/County:	City of Santa Clarita.
Affected Territory:	The affected territory is undeveloped. The territory consists of a vacant sliver of land. The topography is slightly sloped.
Surrounding Territory:	Surrounding territory is open space, commercial and residential.
Landowners/Real Party/ Parties of Interest:	Pine Street Associates NR LP.
Registered Voters:	Zero (0) registered voters as of April 27, 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.i.
California Environmental Quality Act (CEQA) Clearance:	The Commission 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 is developed to the density allowed by the current zoning.
Additional Information:	None.

CERTIFICATE OF FILING

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

Upon reviewing the proposal for completeness, and pursuant to the requirements of Government Code § 56658, the Executive Officer issued the COF to the applicant on February 25, 2025. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, March 12, 2025.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668:

a. Affected population, territory and adjacent areas:

The existing population is zero (0) residents as of April 27, 2023.

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

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

The affected territory is 0.46+/- acres. The affected territory is undeveloped. The territory consists of a vacant sliver of land.

The assessed valuation is \$194,467 as of April 27, 2023.

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 slope.

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

The nearest populated area is 2,000 feet to the north of the affected territory.

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 consists of a vacant sliver of land which may require 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

Antelope Valley Freeway (State Route 14), which is approximately 5,000 feet east of the affected territory.

h. Consistency with Plans:

The proposal is consistent with the existing City's General Plan designation of Specific Plan (Needham Ranch).

The proposal is consistent with the existing City's 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 Specific Plan (Needham Ranch).

The proposal is consistent with the existing City's zoning designation of Specific Plan (Needham Ranch).

p. Environmental Justice:

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

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

q. Hazard Mitigation Plan:

The City of Santa Clarita Local Hazard Mitigation Plan (approved 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 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 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 is developed to the density allowed by the current zoning.

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 Exemption, Approving and Ordering Annexation No. 1131 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. 1131 TO THE SANTA CLARITA VALLEY SANITATION DISTRICT
OF LOS ANGELES COUNTY"**

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

WHEREAS, the proposed annexation consists of approximately 0.46± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1131 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 to include the entire boundaries of the Needham Ranch Specific Plan within the District; and

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

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

WHEREAS, the Executive Officer set the item for consideration for March 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, unless cancelled or rescheduled by the Commission or the Commission Chair approves an alternative meeting location; and

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

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The Commission 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 is developed to the density allowed by the current zoning.
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 0.46± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1131 to the Santa Clarita Valley Sanitation District of Los Angeles County".

5. Annexation No. 1131 to the Santa Clarita Valley Sanitation District of Los Angeles County is hereby approved, subject to the following terms and conditions:

- a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
- b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.
- c. Recordation of the Certificate of Completion shall not occur prior to the conclusion of the 30-day reconsideration period set forth under Government

Code § 56895.

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

Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.

- j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the Santa Clarita Valley Sanitation District of Los Angeles County.
7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
8. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*
9. Pursuant to Government Code § 56883, the Executive Officer may make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

PASSED AND ADOPTED this 12th day of March 2025.

MOTION:

SECOND:

AYES:

NOES:

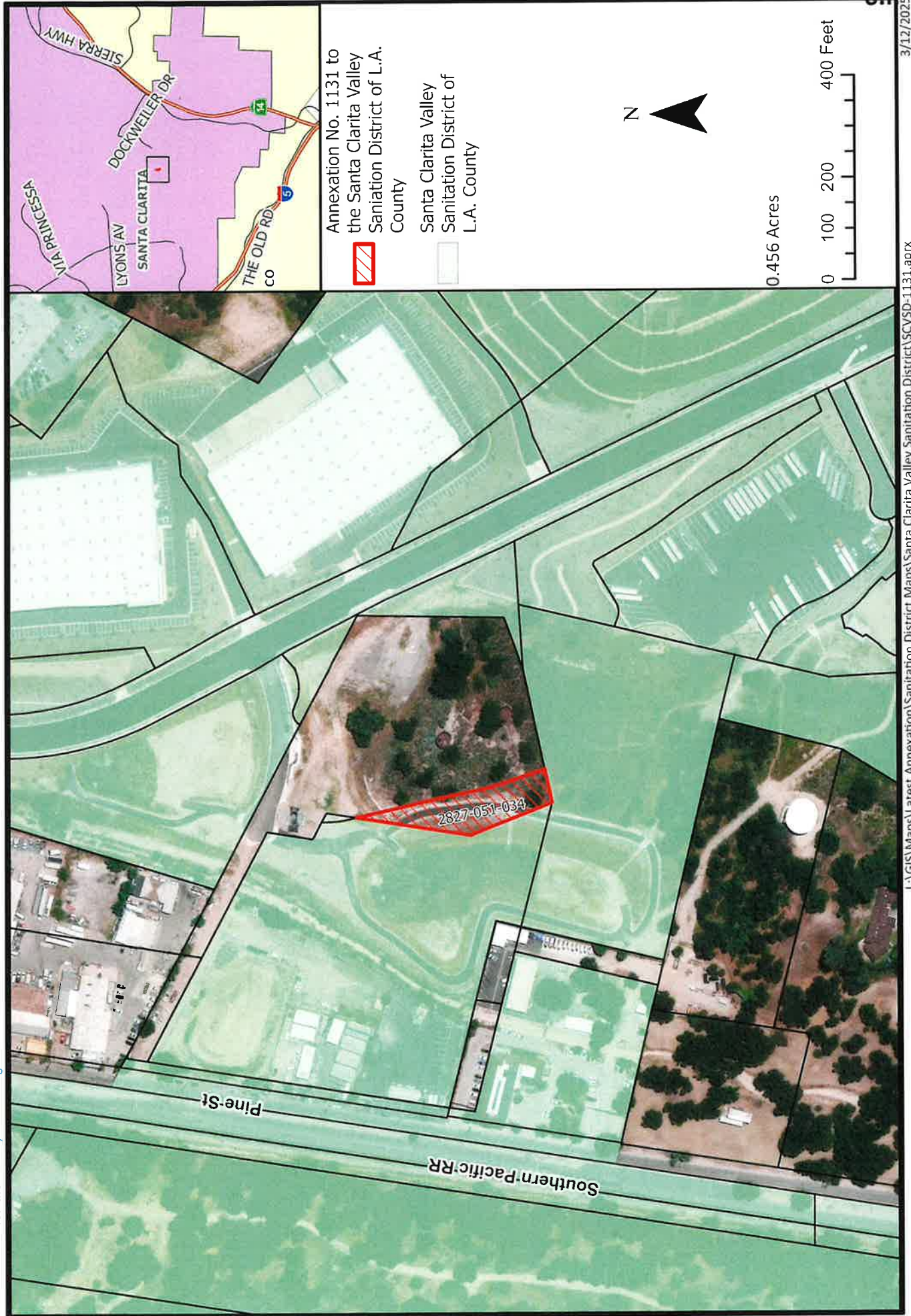
ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

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

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



Staff Report

March 12, 2025

Agenda Item No. 6.j.

Annexation No. 104 to the County Sanitation District No. 20 of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	30.91± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 20 of Los Angeles County (District)
Resolution:	January 22, 2024
Application Filed with LAFCO:	February 5, 2024
Certificate of Filing:	February 25, 2025
Location:	The affected territory is located on the southeast corner of 65 th Street East and Palmdale Boulevard.
City/County:	City of Palmdale (City).
Affected Territory:	The affected territory is vacant. The territory consists of ninety-nine (99) proposed single-family homes. The topography is flat.
Surrounding Territory:	Surrounding territory is vacant and residential.
Landowners/Real Party/ Parties of Interest:	Palmdale Grand Plaza LLC
Registered Voters:	Zero (0) registered voters as of September 18, 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. 20 of Los Angeles County.

Within SOI:	Yes. The affected territory is within the County Sanitation District No. 20 Sphere of Influence (SOI).
Waiver of Public Hearing:	Pursuant to Government Code § 56662(a), the Commission may waive notice and the public hearing for the annexation, because the proposal meets all of the following criteria: the affected territory is uninhabited; no affected local agency has submitted a written demand for notice and hearing within ten (10) days following the mailed notice; and all owners of land within the affected territory have given their written consent to the proposal. Staff has therefore agendaized the Proposal on the Commission "Consent Item(s)" portion of the Agenda as Agenda Item 6.j.
California Environmental Quality Act (CEQA) Clearance:	<p>The California Environmental Quality Act (CEQA) clearance is a Mitigated Negative Declaration (MND) adopted by the City of Palmdale, as lead agency, on February 14, 2023, which determined the project will not have a significant effect on the Environment and compliance with Mitigation Measures were made a condition of approval. The Commission is a responsible agency pursuant to State CEQA Guidelines § 15096. The MND is available at the offices of the Los Angeles LAFCO. A copy of the MND can be found at the following link:</p> <p>https://lalafco.org/wp-content/uploads/documents/CEQA%2020-104.pdf</p>
Additional Information:	None.

CERTIFICATE OF FILING

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

Upon reviewing the proposal for completeness, and pursuant to the requirements of Government Code § 56658, the Executive Officer issued the COF to the applicant on February 25, 2025. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, March 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 hundred forty-eight (248) residents.

The affected territory is 30.91+/- acres. The affected territory is vacant. The territory consists of ninety-nine (99) proposed single-family homes.

The assessed valuation is \$775,000 as of September 18, 2023.

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 to the east, south and west and vacant to the north.

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

b. *Governmental Services and Controls:*

The affected territory will be developed to include ninety-nine (99) proposed single-family homes which require 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. 20 of Los Angeles County is a sanitation district. The proposed annexation to County Sanitation District No. 20 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. 20 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 Single Family Residential (SFR-3).

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. 20 of Los Angeles County.

j. *Comments from Public Agencies:*

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

k. *Ability to Provide Services:*

Although the affected territory is not currently served by the District, the area was included in the future service area that might be served by the District in its Sewer Facilities Plan. The District's future wastewater management needs were addressed in the Palmdale Water Reclamation Plant 2025 Facilities Plan.

l. *Timely Availability of Water Supplies:*

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

m. *Regional Housing Needs:*

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

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

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

o. Land Use Designations

The proposal is consistent with the existing City's General Plan designation of Single Family (SFR-3).

The proposal is consistent with the existing City's zoning designation of Single Family Residential (R-1-7,000).

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 the affected territory, there are Disadvantaged Unincorporated Communities (DUCs) adjacent to the affected territory, according to data obtained and extracted from the Census Bureau of the United States Department of Commerce 2016-2020 American Community Survey (ACS).

q. Hazard Mitigation Plan:

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

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

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

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

a) District Annexation or City Detachment:

The proposed action involves a district annexation.

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

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

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

The proposed action does not involve a city detachment.

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

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

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

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

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

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

REGIONAL GROWTH CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668.5:

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

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

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

None.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The California Environmental Quality Act (CEQA) clearance is a Mitigated Negative Declaration (MND) adopted by the City of Palmdale, as lead agency, on February 14, 2023, which determined the project will not have a significant effect on the Environment and compliance with Mitigation Measures were made a condition of approval. The Commission is a responsible agency pursuant to State CEQA Guidelines § 15096. The MND is available at the offices of the Los Angeles LAFCO.

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

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

CONCLUSION:

Staff recommends approval of the proposal as a logical and reasonable extension of the County Sanitation District No. 20 of Los Angeles County which will be for the interest of landowners and/or present and/or future inhabitants within the District and within the annexation territory.

RECOMMENDED ACTION:

1. Adopt the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving and Ordering Annexation No. 104 to the County Sanitation District No. 20 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. 104 TO THE COUNTY SANITATION DISTRICT NO. 20
OF LOS ANGELES COUNTY"**

WHEREAS, the County Sanitation District No. 20 of Los Angeles County (District) adopted a resolution of application to initiate proceedings, which was submitted to the Local Agency Formation Commission for the County of Los Angeles (Commission), pursuant to, Division 3, Title 5, of the California Government Code (commencing with § 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), for annexation of territory herein described to the District, all within the City of Palmdale (City); and

WHEREAS, the proposed annexation consists of approximately 30.91± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 104 to the County Sanitation District No. 20 of Los Angeles County"; and

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

WHEREAS, the principal reason for the proposed annexation is for the District to provide off-site sewage disposal service for ninety-nine (99) proposed single-family homes; and

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

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

WHEREAS, the Executive Officer set the item for consideration for March 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, unless cancelled or rescheduled by the Commission or the Commission Chair approves an alternative meeting location; and

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

NOW, THEREFORE, BE IT RESOLVED as follows:

1. Acting in its role as a responsible agency with respect to Annexation No. 104 to the County Sanitation District No. 20 of Los Angeles County, pursuant to State CEQA Guidelines § 15096, the Commission considered the Mitigated Negative Declaration prepared and adopted by the City of Palmdale, as lead agency, on February 14, 2023, together with any comments received during the public review process; certifies that the Commission has independently reviewed and considered and reached its own conclusions regarding the environmental effects of the project as shown in the Mitigated Negative Declaration; and adopts the mitigation monitoring program as applicable, finding that the mitigation monitoring program is adequately designed to ensure compliance with the mitigation measures during project implementation as applicable to the responsible agency.
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 30.91± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 104 to the County Sanitation District No. 20 of Los Angeles County".

5. Annexation No. 104 to the County Sanitation District No. 20 of Los Angeles County is hereby approved, subject to the following terms and conditions:

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

arising out of such approval.

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

- h. Annexation of the affected territory described in Exhibits "A" and "B" to the District.
 - i. The map and geographic description of the affected territory shall comply with all requirements of LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and the State of California Board of Equalization. If LAFCO, the Los Angeles County Registrar-Recorder/County Clerk, and/or the State of California Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.
 - j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation.
- 6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the County Sanitation District No. 20 of Los Angeles County.
- 7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
- 8. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*

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

PASSED AND ADOPTED this 12th day of March 2025.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

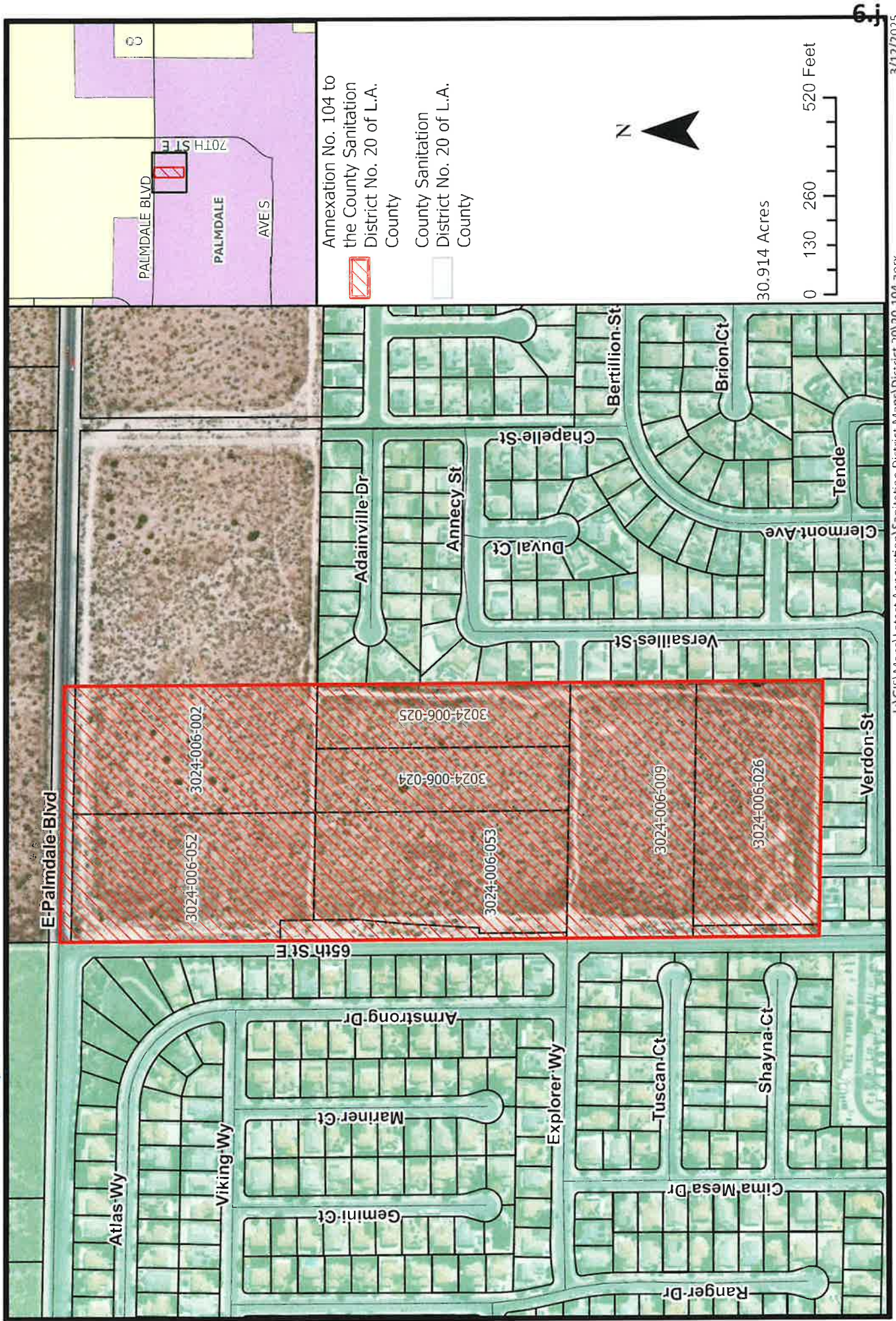
ABSENT:

MOTION PASSES: 0/0/0

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

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

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



Staff Report

March 12, 2025

Agenda Item No. 6.k.

Annexation No. 446 to the County Sanitation District No. 22 of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	1.26± acres
Inhabited/Uninhabited:	Uninhabited
Applicant:	County Sanitation District No. 22 of Los Angeles County (District)
Resolution:	March 27, 2024
Application Filed with LAFCO:	April 15, 2024
Certificate of Filing:	February 25, 2025
Location:	The affected territory is located on the north side of Golden Bough Drive approximately 200 feet east of Grand Avenue.
City/County:	Unincorporated Los Angeles County (County).
Affected Territory:	The affected territory is residential. The territory consists of one (1) existing single-family home, and two (2) proposed duplex structures. The topography is flat.
Surrounding Territory:	Surrounding territory is residential.
Landowners/Real Party/ Parties of Interest:	Jesse and Amalia Martin Trust
Registered Voters:	Six (6) registered voters as of November 9, 2023.
Purpose/Background:	For the District to provide off-site sewage disposal service.
Jurisdictional Changes:	The jurisdictional changes that result from this proposal include annexation to the County Sanitation District No. 22 of Los Angeles County.

Within SOI:	Yes. The affected territory is within the County Sanitation District No. 22 Sphere of Influence (SOI).
Waiver of Public Hearing:	Pursuant to Government Code § 56662(a), the Commission may waive notice and the public hearing for the annexation, because the proposal meets all of the following criteria: the affected territory is uninhabited; no affected local agency has submitted a written demand for notice and hearing within ten (10) days following the mailed notice; and all owners of land within the affected territory have given their written consent to the proposal. Staff has therefore 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 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 consists of areas containing 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, and State CEQA Guidelines § 15319(b) because it is an annexation of small parcels of the minimum size for facilities exempted by State CEQA Guidelines Section § 15303, New Construction or Conversion of Small Structures. A Categorical Exemption was adopted by the County Sanitation District No. 22 of Los Angeles County, as lead agency, on March 27, 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 February 25, 2025. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, March 12, 2025.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668:

a. Affected population, territory and adjacent areas:

The existing population is eight (8) residents as of November 9, 2023. The population density is 6.35 persons per acre.

The estimated future population is eight (8) residents (no anticipated change).

The affected territory is 1.26+/- acres. The affected territory is residential. The territory consists of one (1) existing single-family home, and two (2) proposed duplex structures.

The assessed valuation is \$1,326,376 as of November 9, 2023.

The per capita assessed valuation is 165,797.00.

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 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 includes one (1) existing single-family home, and two (2) proposed duplex structures which requires organized 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 1,500 feet north from the affected territory.

h. Consistency with Plans:

The proposal is consistent with the existing County's General Plan designation of H2 - 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. 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 Three Valleys Municipal Water District which is the local water purveyor.

m. Regional Housing Needs:

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

n. Comments from Landowners, Voters, or Residents:

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

o. Land Use Designations

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

The proposal is consistent with the existing County's zoning designation of R1 (R-1-40000).

p. Environmental Justice:

The owners of real property within the affected territory have requested, in writing, that the District provide off-site sewage disposal service. Property-owners of adjacent areas did not

request such service, and/or were contacted by Sanitation District staff and were not interested in securing such service or did not respond. The proposal makes no representations on exclusions of peoples of any race, culture, income and/or national origins with respect to the location of public facilities and public services, to ensure a healthy environment for all people such that the effects of the pollution are not disproportionately borne by any particular populations or communities.

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

q. *Hazard Mitigation Plan:*

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

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

The affected territory is not within a Very High Fire Hazard Zone pursuant to maps published by the California Department of Forestry and Fire Protection (Cal Fire). The affected territory is within the maps that identify State Responsibility Area. Both the County's 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 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 consists of areas containing existing structures developed to the density allowed by the current zoning, and State CEQA Guidelines § 15319(b) because it is an annexation of small parcels of the minimum size for facilities exempted by State CEQA Guidelines 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. 446 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. 446 TO THE COUNTY SANITATION DISTRICT NO. 22
OF LOS ANGELES COUNTY"**

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

WHEREAS, the proposed annexation consists of approximately 1.26± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 446 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 two (2) proposed duplexes; and

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

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

WHEREAS, the Executive Officer set the item for consideration for March 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, unless cancelled or rescheduled by the Commission or the Commission Chair approves an alternative meeting location; and

WHEREAS, on March 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 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 consists of areas containing existing structures developed to the density allowed by the current zoning, and State CEQA Guidelines § 15319(b) because it is an annexation of small parcels of the minimum size for facilities exempted by State CEQA Guidelines Section § 15303, New Construction or Conversion of Small Structures.
2. Pursuant to Government Code § 56662(a), the Commission hereby finds and determines that:
 - a. The territory encompassed by the annexation is uninhabited; and
 - b. Pursuant to Government Code §§ 56658(b)(1) and 56662(c), the Executive Officer has given the required mailed notice to each affected local agency of the application to initiate proceedings for the proposed annexation, and no affected

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

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

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

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

"Annexation No. 446 to the County Sanitation District No. 22 of Los Angeles County".

- 5. Annexation No. 446 to the County Sanitation District No. 22 of Los Angeles County is hereby approved, subject to the following terms and conditions:

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

Recorder/County Clerk.

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

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

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

PASSED AND ADOPTED this 12th day of March 2025.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

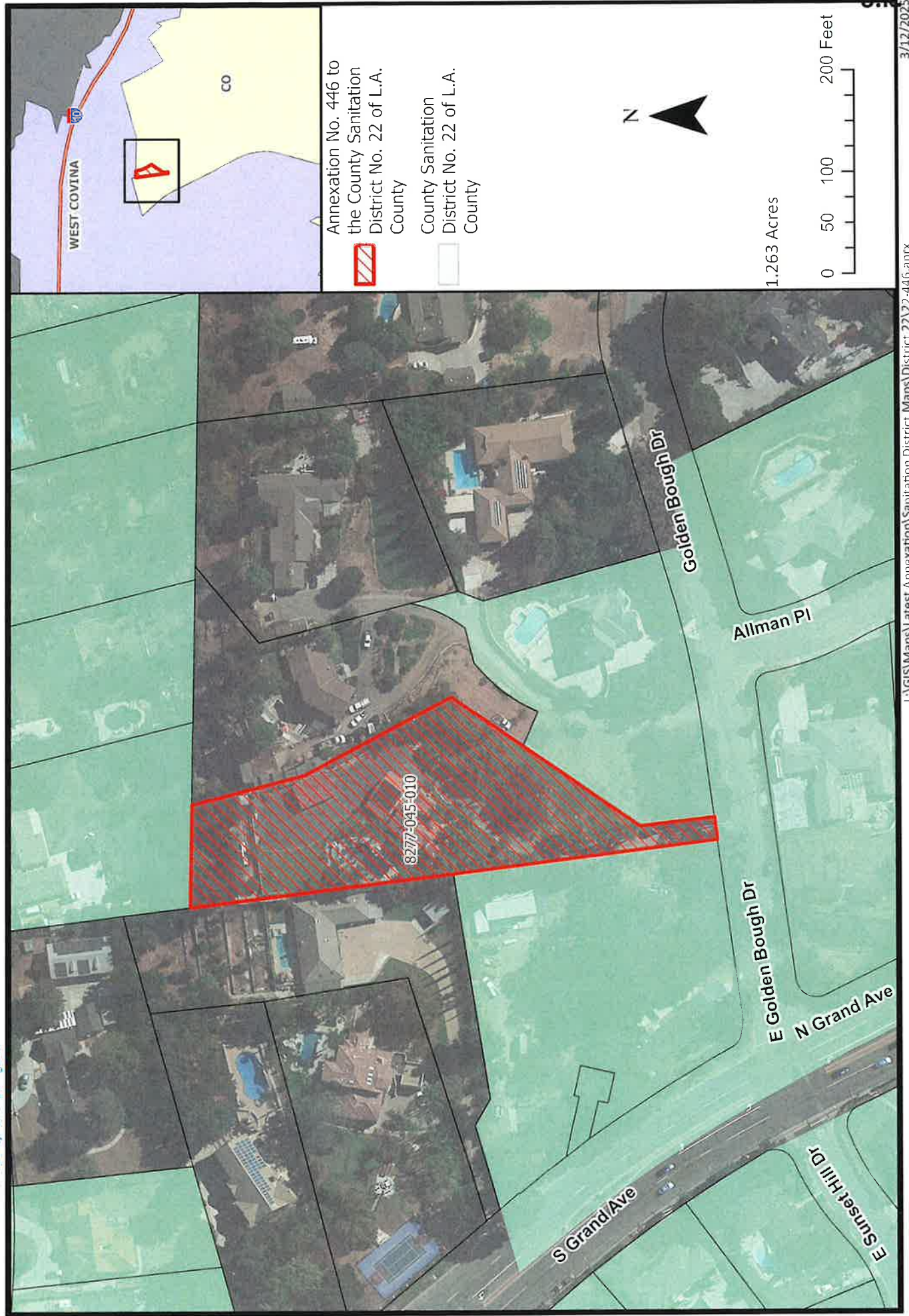
ABSENT:

MOTION PASSES: 0/0/0

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

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

Annexation No. 446 to the County Sanitation District No. 22 of Los Angeles County



Staff Report

March 12, 2025

Agenda Item No. 6.I.

Annexation No. 1135 to the Santa Clarita Valley Sanitation District of Los Angeles County

PROPOSAL SUMMARY:

Size of Affected Territory:	4.17± 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:	February 27, 2025
Location:	The affected territory is located on the east side of Pine Street approximately 1,200 feet south of Newhall Avenue.
City/County:	City of Santa Clarita.
Affected Territory:	The territory consists of one (1) existing park within open space areas. The topography is both slope and flat.
Surrounding Territory:	Surrounding territory is commercial and residential.
Landowners/Real Party/ Parties of Interest:	City of Santa Clarita
Registered Voters:	Zero (0) registered voters as of October 18, 2023.
Purpose/Background:	For the District to provide off-site sewage disposal service.
Jurisdictional Changes:	The jurisdictional changes that result from this proposal include annexation to the Santa Clarita Valley Sanitation District of Los Angeles County.

Within SOI:	Yes. The affected territory is within the Santa Clarita Valley Sanitation District SOI.
Waiver of Public Hearing:	Pursuant to Government Code § 56662(a), the Commission may waive notice and the public hearing for the annexation, because the proposal meets all of the following criteria: the affected territory is uninhabited; no affected local agency has submitted a written demand for notice and hearing within ten (10) days following the mailed notice; and all owners of land within the affected territory have given their written consent to the proposal. Staff has therefore agendaized the Proposal on the Commission "Consent Item(s)" portion of the Agenda as Agenda Item 6.I.
California Environmental Quality Act (CEQA) Clearance:	The Commission 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 is developed to the density allowed by the current zoning.
Additional Information:	None.

CERTIFICATE OF FILING

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

Upon reviewing the proposal for completeness, and pursuant to the requirements of Government Code § 56658, the Executive Officer issued the COF to the applicant on February 27, 2025. In conjunction with the issuance of the COF, the Executive Officer set the date of consideration for this proposal as Wednesday, March 12, 2025.

FACTORS TO BE CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668:

a. Affected population, territory and adjacent areas:

The existing population is zero (0) residents as of October 18, 2023.

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

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

The affected territory is 4.17+/- acres. The territory consists of one (1) existing park within open space areas.

The assessed valuation is \$4,656 as of October 18, 2023.

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 slope and flat.

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

The nearest populated area is 1,500 feet to the north of the affected territory.

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

b. Governmental Services and Controls:

The affected territory includes one (1) existing park within open space areas which may require 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

Antelope Valley Freeway (14 Fwy), which is approximately 5,300 feet east of the affected territory.

h. Consistency with Plans:

The proposal is consistent with the existing City's General Plan designation of Specific Plan (Needham Ranch).

The proposal is consistent with the existing City's Specific Plan (Needham Ranch).

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 Newhall County Water District, which is the local water purveyor.

m. Regional Housing Needs:

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

n. Comments from Landowners, Voters, or Residents:

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

o. Land Use Designations

The proposal is consistent with the existing City's General Plan designation of Specific Plan (Needham Ranch).

The proposal is consistent with the existing City's zoning designation of Specific Plan (Needham Ranch).

p. Environmental Justice:

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

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

q. Hazard Mitigation Plan:

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

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

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

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

a) District Annexation or City Detachment:

The proposed action involves a district annexation.

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

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

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

The proposed action does not involve a city detachment.

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

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

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

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

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

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

REGIONAL GROWTH CONSIDERED PURSUANT TO GOVERNMENT CODE § 56668.5:

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

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

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

None.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE:

The Commission 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 is developed to the density allowed by the current zoning.

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 Exemption, Approving and Ordering Annexation No. 1135 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. 1135 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 4.17± acres of uninhabited territory and is assigned the following distinctive short-form designation: "Annexation No. 1135 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 to include the entire boundaries of the Needham Ranch Specific Plan within the District; and

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

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

WHEREAS, the Executive Officer set the item for consideration for March 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; unless cancelled or rescheduled by the Commission or the Commission Chair approves an alternative meeting location; and

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

NOW, THEREFORE, BE IT RESOLVED as follows:

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

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

3. A description of the boundaries and map of the proposal, as approved by this Commission, are set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein.
4. The affected territory consists of 4.17± acres, is uninhabited, and is assigned the following short form designation:

"Annexation No. 1135 to the Santa Clarita Valley Sanitation District of Los Angeles County".
5. Annexation No. 1135 to the Santa Clarita Valley Sanitation District of Los Angeles County is hereby approved, subject to the following terms and conditions:
 - a. The District agrees to defend, hold harmless and indemnify LAFCO and/or its agents, officers and employees from any claim, action or proceeding against LAFCO and/or its agents, officers and employees to attack, set aside, void or annul the approval of LAFCO concerning this proposal or any action relating to or arising out of such approval.
 - b. The effective date of the annexation shall be the date of recordation of the Certificate of Completion with the Los Angeles County Registrar-Recorder/County Clerk.
 - c. Recordation of the Certificate of Completion shall not occur prior to the conclusion of the 30-day reconsideration period set forth under Government

Code § 56895.

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

Board of Equalization require changes, the map and geographic description shall be revised and all associated costs shall be the responsibility of the applicant.

- j. Except to the extent in conflict with "a" through "i", above, the general terms and conditions contained in Chapter 2 of Part 5, Division 3, Title 5 of the California Government Code (commencing with Government Code § 57325) shall apply to this annexation.
6. The Commission hereby orders the uninhabited territory described in Exhibits "A" and "B" annexed to the Santa Clarita Valley Sanitation District of Los Angeles County.
7. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in Government Code § 56882.
8. The Executive Officer is directed to transmit a copy of this resolution to the District, upon the District's payment of the applicable fees required by Government Code § 54902.5 and prepare, execute and file a certificate of completion with the appropriate public agencies, pursuant to Government Code § 57200, *et seq.*
9. Pursuant to Government Code § 56883, the Executive Officer may make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

PASSED AND ADOPTED this 12th day of March 2025.

MOTION:

SECOND:

AYES:

NOES:

ABSTAIN:

ABSENT:

MOTION PASSES: 0/0/0

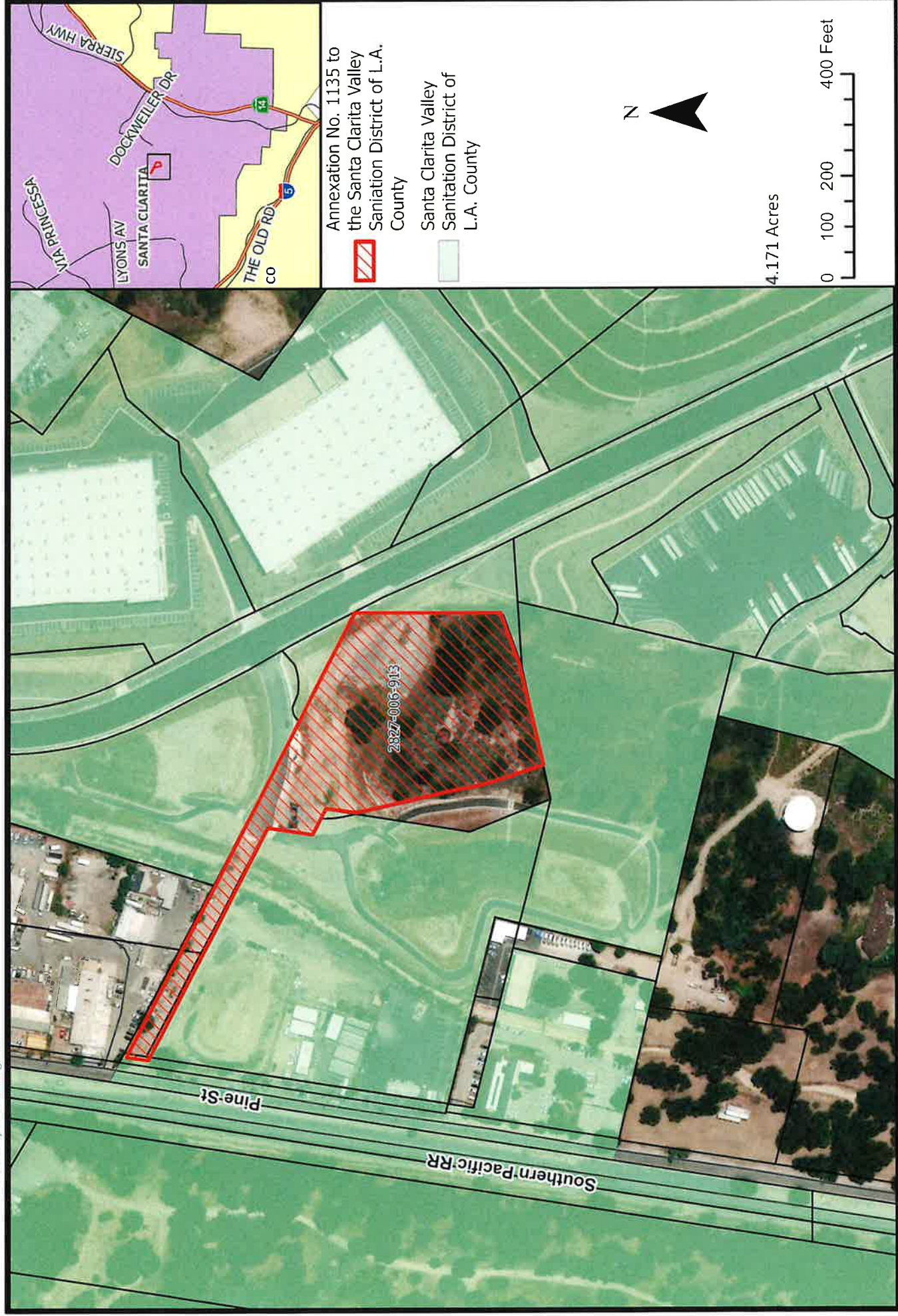
**LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES**

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

LAFCO

Local Agency Formation Commission
for the County of Los Angeles

Annexation No. 1135 to the Santa Clarita Valley Sanitation District of Los Angeles County



Staff Report

March 12, 2025

Agenda Item No. 7.a.

Proposed Draft Budget for Fiscal Year 2025-26

Background

Government Code Section 56381 requires the Commission to adopt a proposed budget for the upcoming fiscal year (July 1 to June 30) by May 1st and a final budget by June 15th of each year. The Commission is further required to hold a noticed public hearing for both the proposed and final budget, and to distribute copies of the proposed and final budget to the County of Los Angeles, the eighty-eight (88) cities in Los Angeles County, and the fifty-one (51) independent special districts in Los Angeles County. The public hearing notice for the March 12, 2025 and April 9, 2025 meetings for the budget was posted in the Daily Journal on February 13, 2025.

Proposed Draft Budget

The Final Budget for the current fiscal year, FY 2024-25, was adopted at \$1,863,065 by the Commission on April 10, 2024. The Draft Budget for FY 2025-26 proposes an increase over last year's adopted budget, to \$2,020,814, allowing the Commission to retain consultants to prepare draft Municipal Service Reviews (MSR) and Sphere of Influence (SOI) Updates for consideration and adoption by the Commission.

Proposed Assessments

The overall Proposed Draft Budget for FY 2025-26 anticipates an increase of approximately 7.4% to the LAFCO apportionment collected in the current fiscal year (FY 2024-25).

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

Further explanation on budget categories of interest is included below.

Expenditures

There are three expenditure categories in the LAFCO Budget, consisting of Salaries and Benefits, Office Expenses, and Professional Services. Over the current year adopted budget (FY 2024-25), the Proposed Draft Budget includes an increase in Salaries and Benefits of approximately 2.7%, an increase in Office Expenses of approximately 5.2%, and an increase in Professional Services of approximately 48%. Overall, the proposed expenditures result in an 8.5% increase over last year's budget.

Employee Salaries (50001): The proposed amount accounts for current salaries as well as contractually-required cost of living increases for most employees (anticipated at this time to be three-percent), which will take effect July 1, 2025.

Employer Paid Pension Contributions (50015): As a LACERA participatory agency, LAFCO is subject to employer paid pension contribution rate increases. Although an increase is not anticipated in the upcoming fiscal year, contributions are a percentage of salaries, and as such this category was increased to reflect Employee Salaries. In addition, any accrued vacation and sick time cashouts are pensionable requiring employer paid pension contributions. These have also been accounted for in this budget category.

Accrued vacation and sick time cashout (50016): This budget line item accounts for staff's anticipated conversion of leave balances to compensation. The cashout of vacation and sick time reduces the Commission's Compensated Absences liability.

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

Payroll Taxes (50020): Payroll are a percentage of salaries. This budget line item was increased to reflect current salaries as well as contractually required cost of living increases which will take effect on July 1, 2025.

Other Post-Employment Benefits (OPEB)—Existing Retirees (50022): The proposed budget for FY 2025-26 reflects actual OPEB invoices for the current fiscal year.

Rent (50025): Fiscal Year 2025-26 represents a portion of the third year of the current office lease as well as the first half of the fourth year. The office lease schedule includes annual 3% increases to the base rent rate. In addition, to the rent, LAFCO is responsible for common area maintenance charges (CAMs). The proposed budget includes an anticipated 4% increase to CAMs after a decrease of approximately 12% in January 2025. This resulted in a nominal increase to the rent category.

Property/Liability Insurance (50032): Due to inverse condemnation claims, employment practice claims, and general increases in costs/services for claims experienced by our carrier, LAFCO's premium is increasing by approximately 18% in FY 2025-26 compared to the current fiscal year (2024-25).

Legal Notices (50052); Postage (50054); Printing/Copy Charges (50056):

Miscellaneous/Other (50065): The proposed budget categories include charges for legal noticing, the amount of postage required for public hearing notices and costs for the use of expediated mail carrier services, copy charges, and CEQA filings with the County of Los Angeles Clerk-Recorder-Registrar Office were increased to account for the additional costs associated with Sphere of Influence Updates and Municipal Service Reviews commencing in FY 2025-26.

Audit/Financial Statements (50077.2): The cost is consistent with the amount quoted for auditing services, approved previously by the Commission (February 12, 2025, Item 9.c.).

Municipal Service Reviews (MSRs) (50081): The proposed budget includes a placeholder amount, consistent with anticipated costs for consultants to prepare draft MSR and SOI Updates expected to occur in the coming fiscal year.

Revenues

Filing Fees (40005): As with each year's budget, the actual number of proposals (applications) filed is outside of staff control. The amount of fees included in this year's proposed budget is aligned with the high volume of fee generating proposals that have been filed with the office during the current fiscal year. The higher revenue is also attributable to the recent increases in the filing fees for boundary changes.

Interest Income (40008): This account is used for interest income earned for funds held in the County of Los Angeles Treasury. The interest rate of return has been steadily declining since the beginning of the current fiscal year (FY 2024-25). Accordingly, the budget includes a lower amount than projected year end.

Local Agency Apportionment

With respect to the assessments upon the County of Los Angeles, the City of Los Angeles, the other eighty-seven (87) cities, and the fifty-one (51) independent special districts within the County of Los Angeles, staff proposes an increase of approximately 7.4% to LAFCO apportionment collected in the current fiscal year (2025-26). Over a five-year period (FY 2020-21 to FY 2025-26), the average increase in the local agency apportionment is 3.8% per year.

Staff notes that a significant component of the increased apportionment is the need to prepare MSRs and SOI Updates, which, for LAFCO, is both a statutory obligation and an unfunded State mandate. Other components of the increased apportionment include estimated salary increases, increased insurance premiums for employees and property/liability coverages, followed by professional services mostly related to auditing services.

Upon the Commission's approval of the annual budget (expected to occur April 9, 2025), the County Auditor-Controller allocates LAFCO apportionments upon public agencies based upon annual revenues reported in each agency's Annual Report submitted to the State Controller's Office. For this reason, and because reported revenues change on an annual basis, an individual agency's apportionment may change slightly, even in years when the overall LAFCO appointment remains unchanged.

Conclusion: The Proposed Draft Budget for FY 2025-26 would allow the Commission to fulfill its purpose and statutory obligations in the upcoming fiscal year.

Staff Recommendation:

1. Open the budget hearing, receive public comments, and close the budget hearing;
2. Approve the attached Proposed Draft Budget for Fiscal Year 2025-26;

3. Pursuant to Government Code Section 56381, direct staff to transmit the Proposed Budget for Fiscal Year 2025-26 to the County of Los Angeles, as well as the eighty-eight (88) cities and fifty-one (51) independent special districts in Los Angeles County, for their comment; and
4. Set April 9, 2025, for hearing on adoption of the Recommended Final Budget for Fiscal Year 2025-26.

Enclosure: Proposed Draft Budget for Fiscal Year 2025-26 Spreadsheet

PROPOSED DRAFT BUDGET FOR FISCAL YEAR 2025-26					
ACCT. #	ACCOUNT NAME	Adopted Final Budget FY 2024-25	Projected Year End (PYE) FY 2024-25	Proposed Draft Budget FY 2025-26	Proposed % Variance From FY 2024-25 Adopted Budget
*Adopted 4/10/24					
EXPENSES					
50000	Salaries and Employee Benefits				
50001	Employee Salaries	\$ 875,000	\$ 879,000	\$ 902,403	2.7%
50015	Employer Paid Pension Contribution	220,000	211,000	225,600	2.5%
50016	Accrued vacation and sick cashout	30,000	25,000	30,000	0.0%
50017	Commissioner Stipends	20,000	16,800	20,000	0.0%
50018	Worker's Compensation Insurance	16,000	11,000	10,500	-34.4%
50019	Insurance (Health, Disability, Life)	168,000	181,000	181,000	7.7%
50020	Payroll Taxes	17,000	17,000	20,000	17.6%
50022	OPEB - Existing Retirees	22,000	23,000	23,000	4.5%
Total Salaries & Employee Benefits		\$ 1,368,000	\$ 1,363,800	\$ 1,412,503	3.3%
50000A	Office Expense				
50025	Rent	\$ 146,100	\$ 148,763	\$ 148,141	1.4%
50026	Communications	10,000	10,000	10,000	0.0%
50027	Supplies	6,000	8,000	8,000	33.3%
50029	Computer Software	8,000	10,867	10,750	34.4%
50030	Equipment lease	5,500	5,000	5,000	-9.1%
50031	Employee & Guest Parking Fees	8,600	8,440	8,600	0.0%
50032	Property/Liability Insurance	25,000	22,800	30,000	20.0%
50033	Agency Membership Dues	15,600	15,643	15,600	0.0%
50040	Information Technology/Programming	12,000	11,220	12,220	1.8%
50052	Legal Notices	3,000	4,014	5,000	66.7%
50054	Postage	5,000	5,000	5,000	0.0%
50056	Printing/Copy Charges	2,000	2,000	3,000	50.0%
50057	Conferences/Travel - Commissioners	12,000	12,000	10,000	-16.7%
50058	Conference/Travel - Staff	12,000	12,000	10,000	-16.7%
50061	Various Vendors	15,000	17,169	17,600	17.3%
50065	Miscellaneous - Other	2,000	3,435	4,000	100.0%
50067	Misc. Computer Equipment	3,000	16,000	3,000	0.0%
Total Office Expenses		\$ 290,800	\$ 312,351	\$ 305,911	5.2%
50000C	Professional Services				
50076	Legal services	95,000	80,000	80,000	-15.8%
50077	Accounting & Bookkeeping	20,000	20,000	20,000	0.0%
50077.2	Audit/Financial Statements	8,265	8,400	10,400	25.8%
50077.1	Payroll Service	9,000	9,000	10,000	11.1%
50078	Contract Services	2,000	1,395	2,000	0.0%
50081	Municipal Service Reviews	70,000	70,000	180,000	157.1%
Total Professional Services		\$ 204,265	\$ 188,795	\$ 302,400	48.0%
TOTAL EXPENDITURES		\$ 1,863,065	\$ 1,864,946	\$ 2,020,814	8.47%

PROPOSED DRAFT BUDGET FOR FISCAL YEAR 2025-26					
ACCT. #	ACCOUNT NAME	Adopted Final Budget FY 2024-25	Projected Year End (PYE) FY 2024-25	Proposed Draft Budget FY 2025-26	Proposed % Variance From FY 2024-25 Adopted Budget
*Adopted 4/10/24					
40000	REVENUES				
40005	Filing Fees	\$ 105,000	\$ 165,000	\$ 120,000	57.1%
40007	Interest Income	35,000	81,122	50,000	42.9%
	Total Revenues	\$ 140,000	\$ 246,122	\$ 170,000	21.4%
	NET OPERATING COSTS	\$ 1,723,065	\$ 1,618,824	\$ 1,850,814	7.4%
	Local Agency Apportionment	FY 2025-26 Final Budget Estimates*			
40001	City of Los Angeles	265,091	265,091	284,745	7.4%
40002	County of Los Angeles	662,718	662,718	711,852	7.4%
40003	Other Cities (87)	397,628	397,628	427,108	7.4%
40004	Special Districts	397,628	397,628	427,108	7.4%
	Total Local Agency Apportionment	\$ 1,723,065	\$ 1,723,065	\$ 1,850,814	7.4%

*Estimates based on billing for FY 2024-25. Invoices for FY 2025-26 are generated by the County Auditor Controller's Office.

Staff Report

March 12, 2025

Agenda Item No. 10.a.

Request to Support Assembly Bill 259 (Rubio)

Staff is requesting that the Commission take a position supporting Assembly Bill 259 (AB 259), which Assemblymember Blanca Rubio introduced on June 19, 2024.

According to Capitol Track's summary of AB 259:

The Ralph M. Brown Act authorizes the legislative body of a local agency to use teleconferencing, as specified, and requires a legislative body of a local agency that elects to use teleconferencing to comply with specified requirements, including that the local agency post agendas at all teleconference locations, identify each teleconference location in the notice and agenda of the meeting or proceeding, and have each teleconference location be accessible to the public. Current law, until January 1, 2026, authorizes the legislative body of a local agency to use alternative teleconferencing if, during the teleconference meeting, at least a quorum of the members of the legislative body participates in person from a singular physical location clearly identified on the agenda that is open to the public and situated within the boundaries of the territory over which the local agency exercises jurisdiction, and the legislative body complies with prescribed requirements. Current law requires a member to satisfy specified requirements to participate in a meeting remotely pursuant to these alternative teleconferencing provisions, including that specified circumstances apply. Current law establishes limits on the number of meetings a member may participate in solely by teleconference from a remote location pursuant to these alternative teleconferencing provisions, including prohibiting such participation for more than 2 meetings per year if the legislative body regularly meets once per month or less. This bill [AB 259] would remove the January 1, 2026, date from those provisions, thereby extending the alternative teleconferencing procedures indefinitely.

According to the California Special District Association (CSDA) AB 259 Fact Sheet:

AB 259 eliminates the sunset provisions added to the Brown Act by Assembly Bill 2449 (Rubio, 2022), a bill that provided additional flexibility with alternative Brown Act meeting procedures observed in the event of a board member's absence in connection with a "just cause" or "emergency circumstances," allowing for these members so-affected to participate in the meeting remotely consistent with the process detailed in the bill.

Several special districts and other local agencies have utilized the procedures established by AB 2449, successfully facilitating remote participation for legislative policymakers that would otherwise been encumbered by illness, official travel, or medical emergency.

By removing the sunset, AB 259 preserves the additional flexibility for individual board members of local agencies looking to meet remotely to continue providing the public with essential services.

Absent legislative action, the alternative procedures established by AB 2449 will expire at the end of 2025.

AB 259 is pending before the Assembly Local Government Committee (ALGC). The bill will be scheduled for a hearing in the near future.

AB 259 affords LAFCO commissioners greater flexibility to attend Commission meetings remotely. Commissioners have utilized these provisions on several occasions, consistent with its provisions which limit its use to no more than two (2) meetings per year.

The CSDA is the sponsor of AB 259, and the Three Valleys Municipal Water District is a co-sponsor. CSDA and Three Valleys representatives have asked the Commission to support AB 259.

At the request of representatives of the Three Valleys Municipal Water District, the Commission took a “Support” position on AB 2449 (Assemblywoman Rubio’s original bill from 2022) on March 9, 2022.

Recommended Action:

Staff recommends that the Commission:

1. Take a “SUPPORT” position on AB 259, authorize the Chair to sign letters documenting this position, and direct staff to convey this support to legislators and other stakeholders.

Attachments:

- Assembly Bill 259